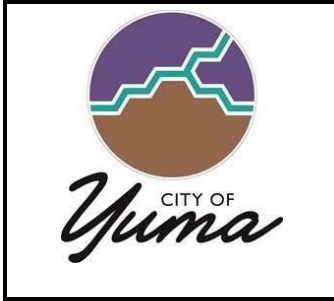


## **Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on June 14, 2021, at 4:30 p.m. at the City Hall Council Chambers, One City Plaza, Yuma, AZ.



### **Agenda**

**Planning and Zoning Commission Meeting  
City Hall Council Chambers  
One City Plaza Yuma, AZ  
Monday, June 14, 2021, 4:30 p.m.**

### **COVID 19 ADVISORY**

**DUE TO COVID-19 THE CITY HALL COUNCIL CHAMBERS WILL HAVE LIMITED PUBLIC ACCESS.**

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meeting of the City of Yuma Planning and Zoning Commission will be conducted remotely through technological means along with limited public, in-person access, consistent with CDC social distancing guidelines.

Due to the very limited capacity available for in-person public access to the Planning and Zoning Commission Meeting, citizens wishing to make public comment regarding any item listed on the agenda are strongly encouraged to provide their comments in written format to email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 4:00 p.m. on April 26, 2021. Comments received timely will be entered into the permanent record of the referenced agenda item to be considered by the Planning and Zoning Commission.

**ADHERENCE TO CDC SOCIAL DISTANCING GUIDELINES ARE REQUIRED IN ALL PUBLIC BUILDINGS. THE USE OF FACE COVERINGS ARE REQUIRED IN PUBLIC BUILDINGS WHEN CDC SOCIAL DISTANCING GUIDELINES CANNOT BE ACHIEVED.**

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#### **A. CALL TO ORDER**

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

##### **B.1 APPROVAL OF MINUTES –**

May 24, 2021

##### **B.2 WITHDRAWALS BY APPLICANT – NONE**

##### **B.3 TIME EXTENSIONS – NONE**

##### **B.4 CONTINUANCES – NONE**

##### **B.5 APPROVALS –**

**SUBD-34272-2021:** This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the final plat for the Patagonia Subdivision. This subdivision will contain approximately 29.4 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,608 square feet to 90,529 square feet. The property is located near the southeast corner of Avenue 9E and 24<sup>th</sup> Street, Yuma, AZ.

**SUBD-34565-2021:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma's Driftwood Development, LLC, for approval of the final plat for the Driftwood Ranch Unit No. 2 Subdivision. This subdivision will contain approximately 30 acres, and is proposed to be divided into 87 residential lots, ranging in size from 8,699 square feet to 24,469 square feet. The property is located at the southeast corner of S. Avenue 5½E and E. 44<sup>th</sup> Street, Yuma, AZ.

C. ACTION ITEMS-

C.1 **CUP-34403-2021**: This is a request by Core Engineering Group, on behalf of Maha LLC and Jim Smith, for a Conditional Use Permit to allow an industrial use (commercial sales in light industrial) within 600' of residential in the Light Industrial/Infill Overlay (L-I/IO) District, on the property located at 299 W. 17<sup>th</sup> St., Yuma,

C.2 **ZONE-34804-2021**: This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar Soto Martinez, to rezone approximately 3.13 acres from the Light Industrial (L-I) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District, for the property located at the northwest corner of Avenue A and 11<sup>th</sup> Street.

C.3 **ZONE-34686-2021**: This is a request by Dahl, Robins, and Associates, on behalf of Larry C. Fields and Kyle Marie O'Brien, to rezone approximately 8,346 sq. ft. from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, for the property located at 1639 S. 6<sup>th</sup> Avenue, Yuma, AZ.

D. PUBLIC HEARINGS – NONE

E. INFORMATION ITEMS

E.1 STAFF

E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 36-431.03(A)(3).*

**Planning and Zoning Commission Meeting Minutes**  
**May 24, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday May 24, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, Vice-Chairman Fred Dammeyer and Commissioners Lorraine Arney, Gregory Counts, Barbara Beam and Joshua Scott. There is one vacancy.

**STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Randall Crist, Interim Director DCD; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

**Chairman Chris Hamel** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** – April 26, 2021

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one vacancy.**

---

**Action Items –**

**CUP-33939-2021:** *This is a request by Maria A. Velez, on behalf of ZAYD, LLC C/O Realty Executives, for a Conditional Use Permit for an industrial use within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District, on the property located at 1275 W. 9<sup>th</sup> St, Yuma, AZ. (Continued from May 10, 2021)*

**Alyssa Linville, Assistant Director DCD**, summarized the staff report and recommended **APPROVAL**, noting that the Applicant had requested to have Condition 5 modified, changing the hours of operation to 6:00 am to 7:00 pm and Condition 6 to be modified from one year to two years.

**Hamel** thanked the staff for their work on this case.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Frank Velez, 1275 W. 9<sup>th</sup> St. Yuma AZ, 85364**, thanked the Commission and the Planning Department for their work, and made himself available for questions.

**Kevin Eatherly, 2975 S. Avenue B Yuma AZ, 85364**, also thanked the Commission and Staff for their work.

## **PUBLIC COMMENT**

None

**Motion by Arney, Second by Beam, to APPROVE CUP-33939-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one vacancy.**

---

**CUP-34229-2021:** *This is a request by Joshua Roye, on behalf of RAD Properties, LLC, to allow the use of commercial recreation in the Light Industrial (L-I) District, for the property located at 987 E. 21<sup>st</sup> Street, Suite C, Yuma, AZ. (Continued from May 10, 2021)*

**Alyssa Linville, Assistant Director DCD**, summarized the staff report and recommended **APPROVAL**.

## **QUESTIONS FOR STAFF**

None

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Joshua Roye, 255D Victoria Avenue, Yuma AZ, 85364**, was present and available for questions.

**Hamel** thanked **Roye** for his service to the youth of the community.

## **PUBLIC COMMENT**

None

**Motion by Counts, second by Dammeyer to APPROVE CUP-34229-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one vacancy.**

---

**CUP-34244-2021:** *This is a request by Durban Development, LLC, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for a vehicle oil change facility in the General Commercial (B-2) District. The property is located at 3010 S. 4<sup>th</sup> Avenue, Yuma, AZ. (Continued from May 10, 2021)*

**Robert Blevins, Principal Planner**, summarized the staff report and recommended **APPROVAL**.

## **QUESTIONS FOR STAFF**

None

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Stephen Knudson, Durban Development**, was present via Zoom and available for questions.

**Hamel** thanked **Knudson** for using existing infrastructure for his future building.

## **PUBLIC COMMENT**

None

**Motion by Arney, Second by Beam to APPROVE CUP-34244-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.**

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**ZONE-34231-2021:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.17 to expand the allowed uses for corner markets. (Continued from May 10, 2021)*

**Erika Peterson, Assistant Planner**, summarized the staff report and recommended **APPROVAL**

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Beam, Second by Dammeyer to APPROVE ZONE-34231-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.**

---

**ZONE-34232-2021:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code. (Continued from May 10, 2021)*

**Alyssa Linville, Assistant Director DCD**, summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Beam, Second by Counts to APPROVE ZONE-34232-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.**

---

**ZONE-34268-2021:** *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS). (Continued from May 10, 2021)*

**Amelia Griffin, Associate Planner**, summarized the staff report and recommended **APPROVAL**.

**Commissioner Beam** asked what were the benefits of site built homes rather than manufactured homes. **Griffin** replied that site built homes last longer than manufactured homes.

**Motion by Counts, Second by Arney to APPROVE ZONE-34268-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.**

**INFORMATION ITEMS**

**Staff**

**Jennifer Albers, Principal Planner**, presented a summary of the General Plan Elements for Parks, Safety, Conservation and Cost of Development

**Commission**

None

**Public**

None

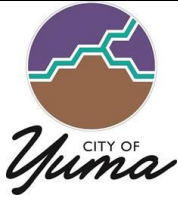
**ADJOURNMENT**

**Hamel** adjourned the meeting at 5:06 p.m.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Chairman



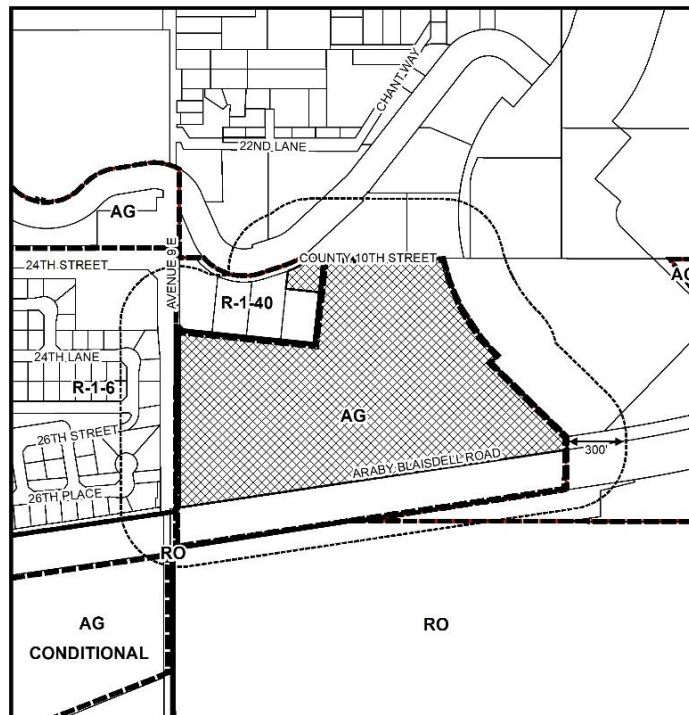
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – FINAL SUBDIVISION**  
**CASE PLANNER: ALYSSA LINVILLE**

**Hearing Date:** June 14, 2021      **Case Number:** SUBD-34272-2021

**Project Description/Location:** This is a request by Dahl, Robins & Associates, Inc., on behalf of KDC of Yuma, LLC, for approval of the final plat for the Patagonia Subdivision. This subdivision will contain approximately 29.4 acres, and is proposed to be divided into 21 residential lots, ranging in size from 43,608 square feet to 90,529 square feet. The property is located near the southeast corner of Avenue 9E and 24<sup>th</sup> Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
<b>Site</b>	Agriculture/Conditional Low Density Residential (AG/Cond. R-1-40)	Undeveloped	Low Density Residential
<b>North</b>	Low Density Residential (R-1-40); Yuma County (SR-1/SR-2)	Undeveloped; Residential	Low Density Residential; Resort/Recreation/Open Space
<b>South</b>	Agriculture (AG)	Railroad	Resort/Recreation/Open Space
<b>East</b>	Yuma County	Gila Gravity Main Canal	Resort/Recreation/Open Space
<b>West</b>	Low Density Residential (R-1-6)	Residential	Low Density Residential

**Location Map**



**Prior site actions:** Annexation: Ord. O2019-009 (March 22, 2019); General Plan Amendment: Res. R2007-69 (November 20, 2007; Resort/ Recreation/Open Space to Low Density Residential); Rezone: Ord. O2019-033 (October 2, 2019; AG to R-1-40); Subdivision: Patagonia Subdivision Preliminary Plat (March 23, 2020)

**Staff Recommendation:** Staff recommends **APPROVAL** of the final plat for the Patagonia Subdivision, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Final Plat SUBD-34272-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the final plat, the Planning and Zoning Commission is authorizing the design of the Patagonia Subdivision for the property located near the southeast corner of Avenue 9E and 24<sup>th</sup> Street, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

**Staff Analysis:** The subject property was annexed into the City of Yuma on March 22, 2019. In prior years, the property was subject to a general plan amendment that changed the land use designation from resort/recreation/open space to low density residential. A rezone was recently approved by City Council, which rezoned the property from Agriculture to Low Density Residential (R-1-40).

The subject property consists of approximately 29 acres and features frontage along Avenue 9E. This development is slated to feature residential lots ranging in size from 43,000 square feet to 90,000 square feet. Further specified in §154-05.04, the following are some of the development standards required of a development with the Low Density Residential (R-1-40) District:

1. The maximum lot coverage in the Low Density Residential (R-1-40) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 20 feet;
5. A maximum building height of 40 feet; and
6. A requirement for each lot to provide 2 off-street parking spaces, appropriately located.

Typically, landscaping is required along the exterior of the subdivision. However, the topography along Avenue 9E poses challenges for the installation of standard landscaping materials. Therefore, staff will be working with the applicant to identify a treatment that will meet the intent of subdivision landscaping, while also providing a long term solution for the erosion issues caused by the topography within the development.



The proposed final plat is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

**1. Does the subdivision comply with the zoning code and the zoning district development standards?**

Yes.

**2. Does the subdivision comply with the subdivision code requirements?**

Yes.

Standard	Subdivision						Conforms				
Lot Size	Minimum:	43,608 SF			Maximum:	90,529 SF			Yes	X	No
Lot Depth	Minimum:	230 FT			Maximum:	364 FT			Yes	X	No
Lot Width/Frontage	Minimum:	140 FT			Maximum:	416 FT			Yes	X	No
Setbacks	Front:	20 FT	Rear:	20 FT	Side:	7-10 FT		Yes	X	No	
District Size	29	Acres						Yes	X	No	
Density	.7	Dwelling units per acre						Yes	X	No	
Issues: None											
<b>Requirements</b>	<b>Conforms</b>										
General Principles	Yes	X	No		N/A						
<b>Streets</b>	<b>Conforms</b>										
Circulation	Yes	X	No		N/A						
Arterial Streets	Yes		No		N/A	X					
Existing Streets	Yes	X	No		N/A						
Cul-de-sacs	Yes	X	No		N/A						
Half Streets	Yes		No		N/A	X					
Stub Streets	Yes		No		N/A	X					
Intersections	Yes		No		N/A	X					
Easements	Yes	X	No		N/A						
Dimensional Standards	Yes	X	No		N/A						
Issues: None											
<b>Blocks</b>	<b>Conforms</b>										
Length	Yes		No	X	N/A						
Irregular Shape	Yes		No		N/A	X					
Orientation to Arterials	Yes		No		N/A	X					
Business or Industrial	Yes		No		N/A	X					
Issues: Exceeds typical block length which is typically no more than 1,000' long.											
<b>Lots</b>	<b>Conforms</b>										
Minimum Width	Yes	X	No		N/A						
Length and Width Ratio	Yes	X	No		N/A						
Fronting on Arterials	Yes		No		N/A	X					
Double Frontage	Yes		No		N/A	X					
Side Lot Lines	Yes	X	No		N/A						
Corner Lots	Yes	X	No		N/A						
Building Sites	Yes	X	No		N/A						
Street Frontage	Yes	X	No		N/A						
Issues: None											

### 3. Does the subdivision comply with the elements, plans and policies of the General Plan?

<b>Land Use Element:</b>									
Land Use Designation:			Low Density Residential						
Issues:			None						
Historic District:	Brinley Avenue		Century Heights			Main Street		None	X
Historic Buildings on Site:		Yes		No	X				
<b>Transportation Element:</b>									
<b>FACILITY PLANS</b>									
TRANSPORTATION MASTER PLAN		<b>Planned</b>	<b>Existing</b>	<b>Gateway</b>	<b>Scenic</b>	<b>Hazard</b>	<b>Truck</b>		
Avenue 9E – 4-Lane Minor Arterial		50 FT H/W ROW	50 FT H/W ROW				X		
24 <sup>th</sup> Lane – Local Street		29 FT H/W ROW	29 FT H/W ROW						
25 <sup>th</sup> Street – Local Street		29 FT H/W ROW	29 FT H/W ROW						
Bicycle Facilities Master Plan		Bike lane at Avenue 9E and 24 <sup>th</sup> Street							
YCAT Transit System		AWC/NAU/UA Transfer Hub							
Issues:		None							
<b>Parks, Recreation and Open Space Element:</b>									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: None			Future: None					
Community Park:	Existing: None			Future: Aqua Viva Water Treatment Facility Urban Lake Park					
Linear Park:	Existing: None			Future: South Gila Valley Main Canal Linear Park and Gila Gravity Main Canal Linear Park					
Issues:		None							
<b>Housing Element:</b>									
Special Need Household:		N/A							
Issues:		None							
<b>Redevelopment Element:</b>									
Planned Redevelopment Area:		N/A							
Adopted Redevelopment Plan:		North End:		Carver Park:		None:	X		
Conforms:		Yes		No		N/A			
<b>Conservation, Energy &amp; Environmental Element:</b>									
Impact on Air or Water Resources		Yes		No	X				
Renewable Energy Source		Yes		No	X				
Issues:		None							
<b>Public Services Element:</b>									

<b>Population Impacts</b> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person		<b>Dwellings &amp; Type</b> <i>Single Family</i>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>
		<b>Proposed</b>	<b>Per Unit</b>		<b>Officers</b>	<b>GPD</b>	<b>AF</b>	<b>GPD</b>
		21	2.8	59	0.11	17,640	19.8	5,880

Fire Facilities Plan:	Existing: Station No. 5				Future: Station No. 5			
Water Facility Plan:	Source:	City	X	Private		Connection	16" AC	
Sewer Facility Plan:	Treatment:	City		Septic	X	Private		
Issues:	Water line extension required.							

<b>Safety Element:</b>								
Flood Plain Designation:	Flood Zone X		Liquefaction Hazard Area:			Yes	No	X
Issues:	None							

<b>Growth Area Element:</b>								
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	X
Issues:	None							

4. Does the subdivision comply with the conditions of the rezoning?

Yes.

5. Does the subdivision comply with the conditions of the preliminary plat?

Yes.

6. Is the final plat consistent with the preliminary plat that was approved?

Yes.

**Public Comments Received:** None Received.

**External Agency Comments:** See Attachment G.

**Neighborhood Meeting Comments:** No Meeting Required.

**Proposed conditions delivered to applicant on:** June 7, 2021

**Final staff report delivered to applicant on:** June 8, 2021

- ☐ Applicant agreed with all of the conditions of approval on: (enter date)  
☐ Applicant did not agree with the following conditions of approval: (list #'s)  
☒ Waiting on response from applicant.

**Attachments**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>
Preliminary Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions	Agency Notifications	Agency Comments	Aerial Photo

**Prepared By:**

Alyssa Linville,  
Assistant Director  
Community Development



**Date: June 7, 2021**

[Alyssa.Linville@yumaaz.gov](mailto:Alyssa.Linville@yumaaz.gov)

(928)373-5000, ext. 3037

**ATTACHMENT A  
FINAL PLAT  
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

**Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:**

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**City Attorney Comments: (928) 373-5058:**

4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
  - a. pay to cross the easement to reach any structure on the lot;
  - b. prevent the utilities from providing service to any structure on a lot; or
  - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

**Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:**

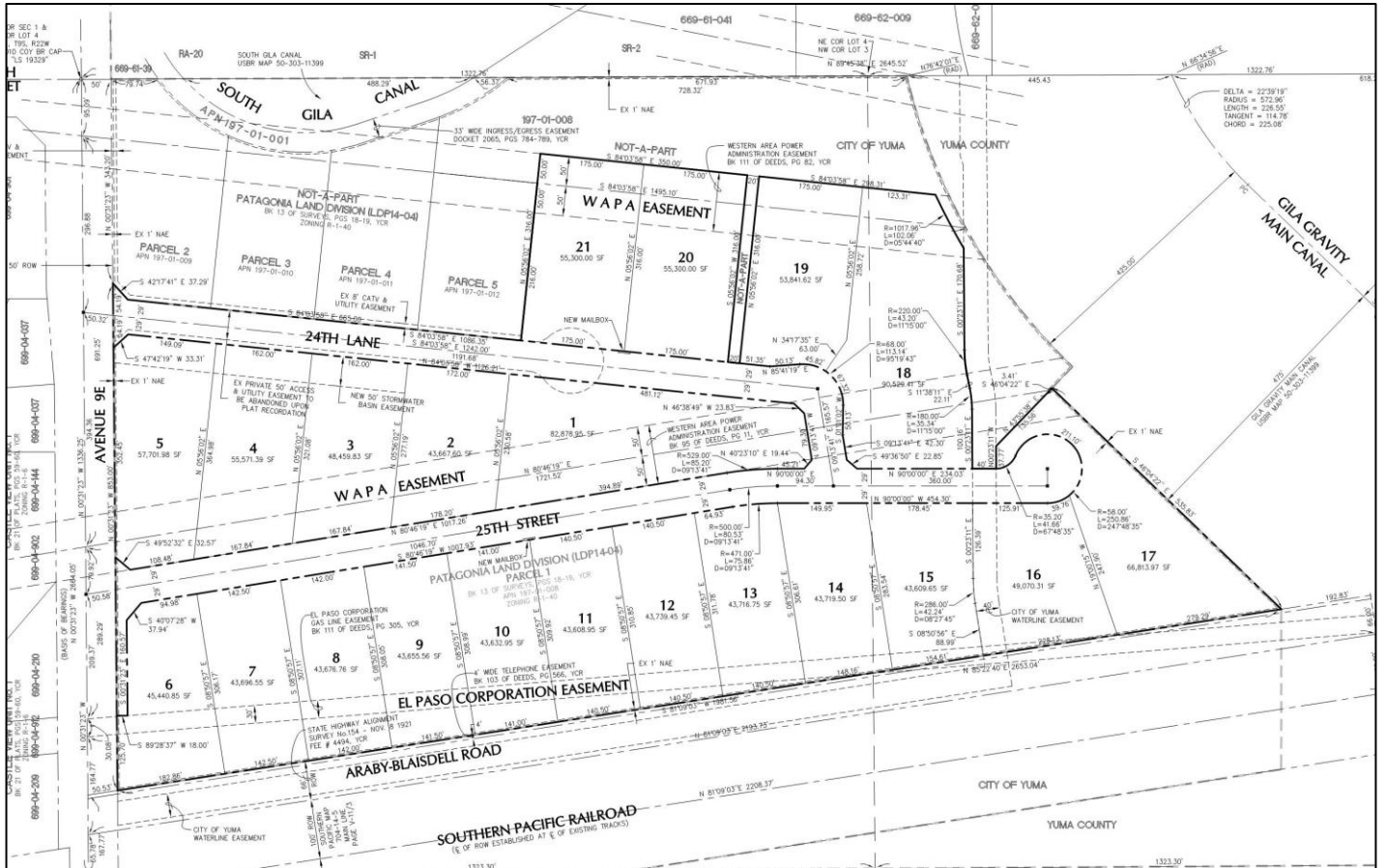
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 9E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly. Consideration can be made for access gates needed strictly for the access within utility easements.

**Community Planning Conditions: Alyssa Linville, Assistant Director of Community Development, (928)373-5000, ext. 3037:**

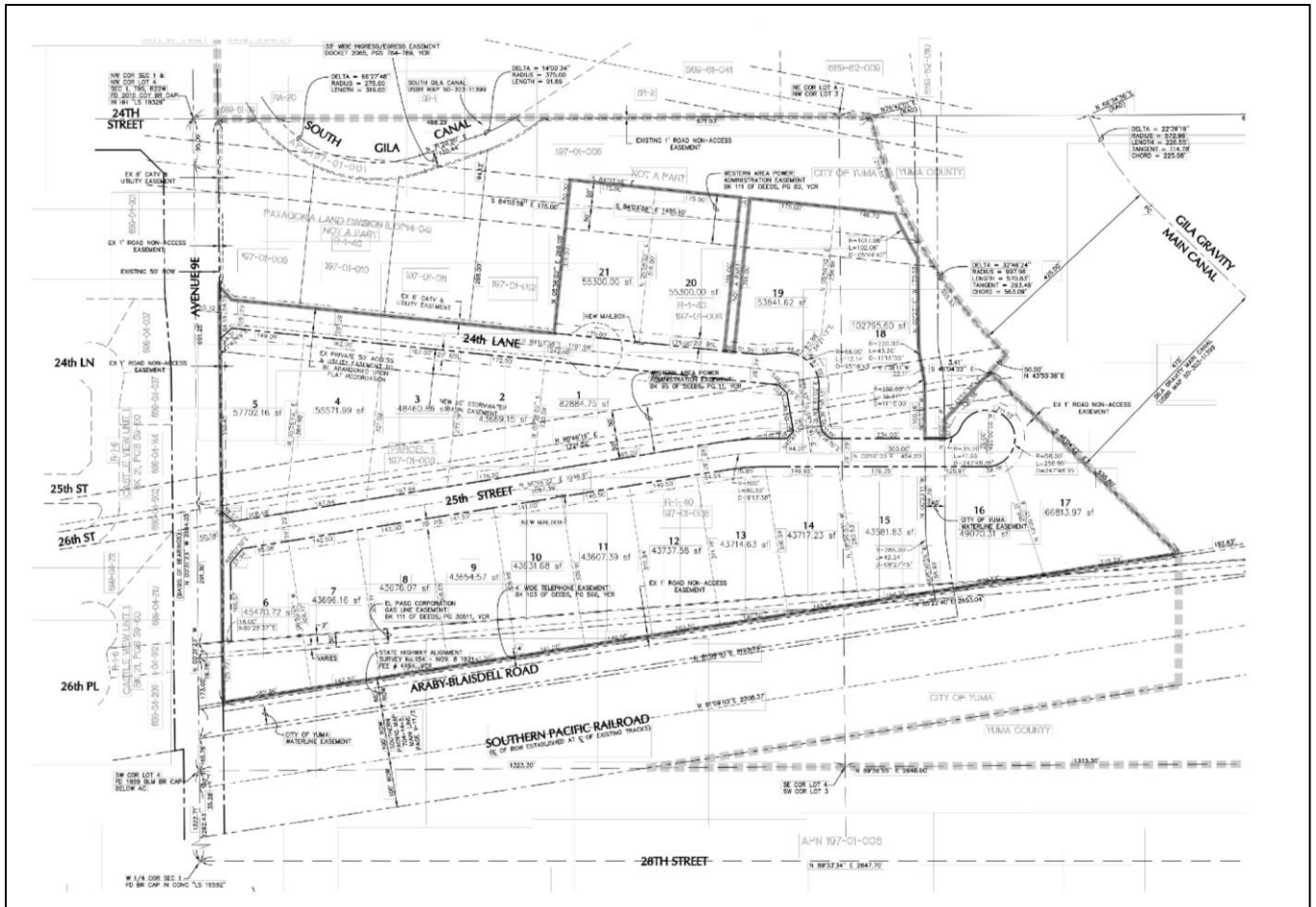
8. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
9. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
10. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B FINAL PLAT MAP



# ATTACHMENT C PRELIMINARY PLAT MAP





**ATTACHMENT D**  
**REZONE CONDITIONS**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted prior to the issuance of any building permit, Certificate of Occupancy, or City of Yuma Business License for this property.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. Owner/Developer shall design, construct, and dedicate to the City of Yuma, via warranty deed or plat, a north to east turn lane along Avenue 9E into the southernmost subdivision entrance.
5. Owner/Developer shall dedicate, via warranty deed or plat, to the City of Yuma corner triangles with 25 foot legs per figure 3 of the 2005 Major Roadways Plan at both intersections with Avenue 9E.
6. Owner/Developer shall dedicate, via warranty deed or plat, to the City of Yuma a one-foot non-access easement along Avenue 9E, except at the approved subdivision entrances.
7. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**ATTACHMENT E**  
**PRELIMINARY PLAT CONDITIONS**

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
  - d. pay to cross the easement to reach any structure on the lot;
  - e. prevent the utilities from providing service to any structure on a lot; or
  - f. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.
7. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 9E. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly. Consideration can be made for access gates needed strictly for the access within utility easements.
8. The Owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

**ATTACHMENT F**  
**AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (05/21/2021)
- **300' Vicinity Mailing:** (04/26/2021)
- **34 Commenting/Reviewing Agencies noticed:** (04/29/2021)
- **Site Posted on:** (06/07/2021)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (06/14/2021)
- **Comments due:** (05/10/2021)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	04/29/2021	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	04/29/2021	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	Yes	05/05/2021	X		
Arizona Public Service	NR				
Time Warner Cable	Yes	04/29/2021	X		
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	005/03/2021	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	Yes	05/10/2021			X
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	05/04/2021			X
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	04/29/2021	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	04/29/2021			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT G**  
**AGENCY COMMENTS**


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☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: MCAS Yuma has reviewed the case for APN 197-01-008. The subject parcel is located under known flight paths. It is requested that an Avigation Disclosure Statement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby MCAS Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded disclosure to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 29 Apr 2021      NAME:  Antonio Martinez      TITLE: Community Liaison Specialist  
CITY DEPT: MCAS Yuma  
PHONE: 928-269-2103  
RETURN TO: Alyssa Linville  
Alyssa.Linville@YumaAZ.gov

---

☒ COMMENT

☐ NO COMMENT

*Enter comments below:*

Western Area Power Administration (WAPA) has 2 100' easements, copies of which are attached to this email response, which will be impacted by this development. Please be advised the landowner's representative has applied with WAPA to obtain a License Agreement. Please advise the developer to refrain from any construction activities, within WAPA's easement, until such time the License Agreement is fully executed by all parties.

DATE: 4/30/21      NAME: Dennis Patane      TITLE: Realty Technician  
AGENCY: Western Area Power Administration-DSW Region  
PHONE: 602 605-2713  
RETURN TO: Alyssa Linville  
Alyssa.Linville@YumaAZ.gov

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May 10, 2021

Ms. Alyssa Linville  
Assistant Director DCD, City of Yuma  
1 City Plaza  
Yuma, AZ 85364

Electronically submitted to: [Alyssa.Linville@YumaAZ.gov](mailto:Alyssa.Linville@YumaAZ.gov)

**RE: SUBD-34565-2021 Patagonia Subdivision**

Dear Ms. Linville,

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the final plat for the Patagonia Subdivision, proposed to be divided into 21 residential lots ranging in size from 43,608 square feet to 90,529 square feet. The property is located at the southeast corner of Avenue 9E and 24th Street, Yuma, AZ.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities to protect and conserve the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's 10(a)1(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), may be present within the project area. If suitable habitat for this species is present within or adjacent to your project area, the Department recommends conducting an occupancy survey for western burrowing owls to determine if this species occurs within your project footprint. Guidelines for conducting this survey are found in Burrowing Owl Project Clearance Guidance for Landowners which can be accessed online through the Department's website. Please note that the survey should be conducted by a surveyor that is certified by the Department. If an active burrowing owl burrow is detected, please contact the Department and the U.S. Fish and Wildlife Service for direction, in accordance with the *Burrowing Owl Project Clearance Guidance for Landowners*.  
<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/raptor-management/burrowing-owl-management/>

**azgfd.gov | 928.342.0091**

**YUMA OFFICE: 9140 E. 28TH ST., YUMA AZ 85365**

**GOVERNOR: DOUGLAS A. DUCEY COMMISSIONERS: CHAIRMAN KURT R. DAVIS, PHOENIX | LELAND S. "BILL" BRAKE, ELGIN  
JAMES E. GOUGHNOUR, PAYSON | TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON DIRECTOR: TY E. GRAY DEPUTY DIRECTOR: TOM P. FINLEY**

The Department recommends minimizing the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens. This can be accomplished by taking precautions to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Also, see the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. A great resource to view a list of documented invasive species, or to report invasive species in or near your project area, is iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

If trenching will occur for the proposed project, the Department recommends that trenching and backfilling crews be close together to minimize the amount of open trenches at any given time. Where trenches cannot be back-filled immediately, the Department recommends escape ramps be constructed at least every 90 meters. Escape ramps can be short lateral trenches or wooden planks sloping to the surface. The slope should be less than 45 degrees (1:1). Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.

Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals), and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety. Motion sensing lighting and narrow spectrum lighting should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

The Department would also like to encourage private developers and the City of Yuma to use the Arizona Online Environmental Review Tool (<https://ert.azgfd.gov/>) administered by the Department's Heritage Data Management System (HDMS) as part of their standard operating procedure for review of new construction and development. This tool is a useful resource that provides baseline information on special status species such as Arizona's Species of Greatest Conservation Need (SGCN) and Species of Economic and Recreational Importance (SERI). The Department entered this project as an example (please see the attached HDMS report).

Thank you for the opportunity to provide input on the Patagonia subdivision final plat. The Department looks forward to working with the City of Yuma and the applicant. For further coordination, please contact Ian Latella at [ilatella@azgfd.gov](mailto:ilatella@azgfd.gov) or 928-341-4069.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Latella', with a long horizontal flourish extending to the right.

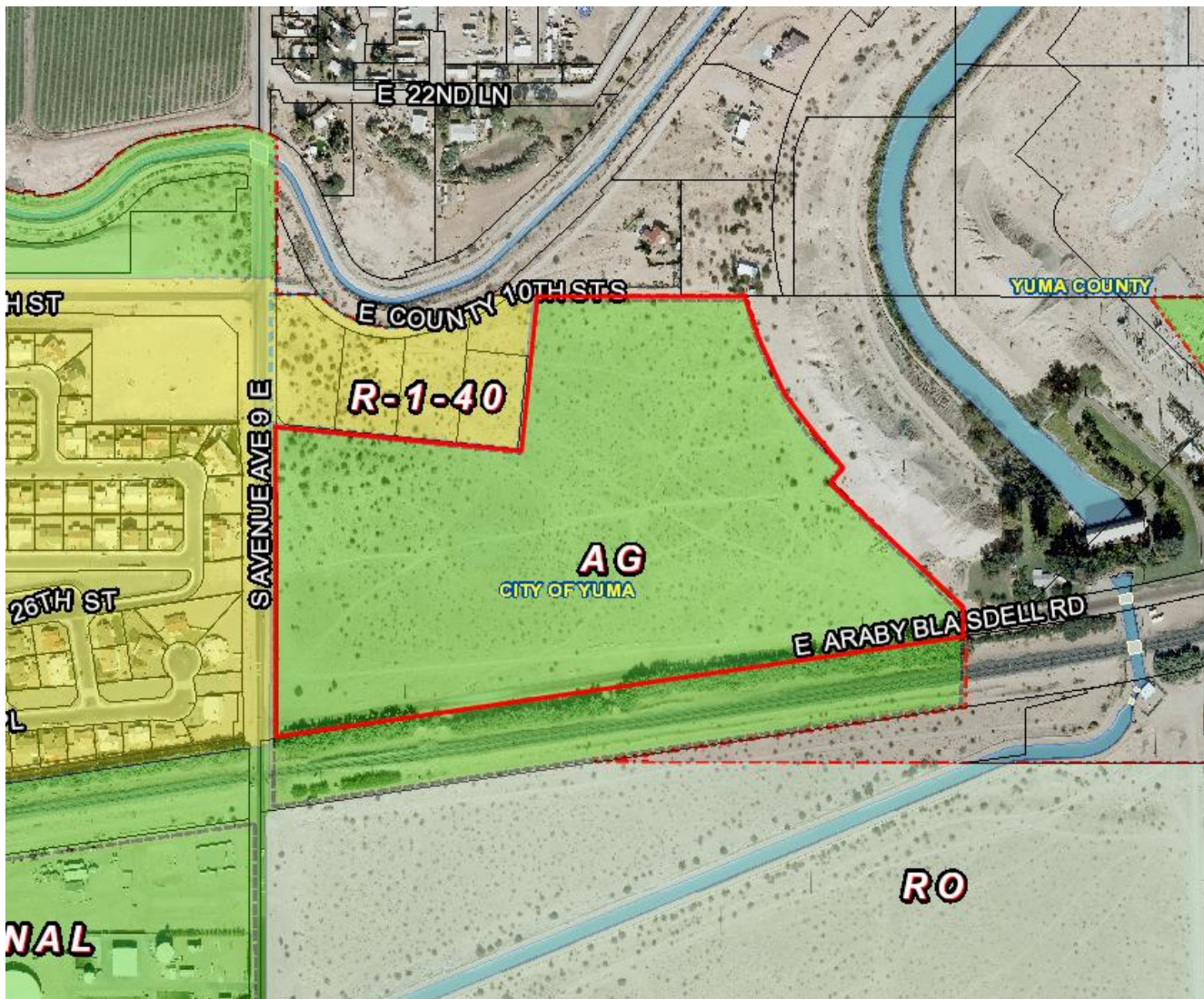
Ian Latella  
Habitat Specialist, Region IV

Attachments: HDMS\_report\_Patagonia\_subdiv\_34565-2021.pdf

AGFD # M21-04294434



ATTACHMENT H  
AERIAL PHOTO







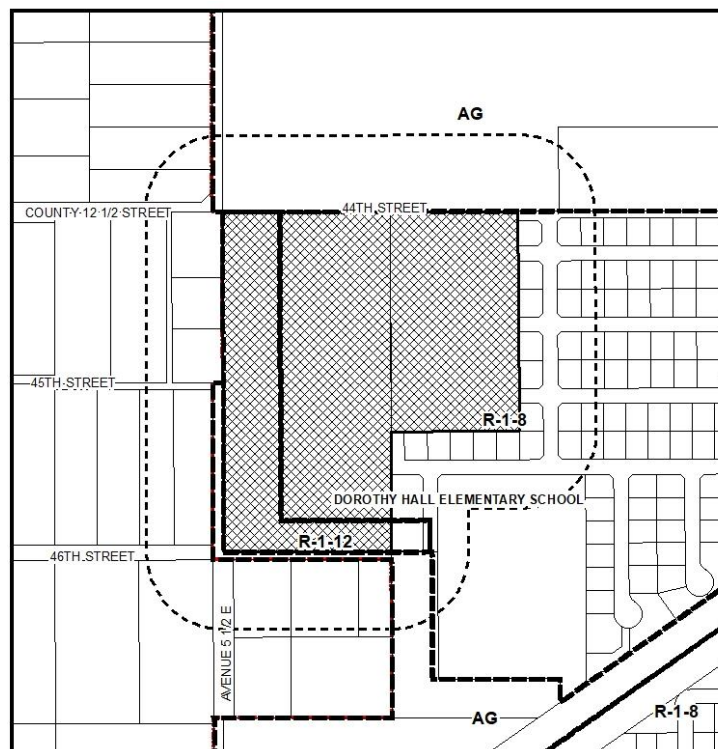
**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – FINAL SUBDIVISION  
CASE PLANNER: ALYSSA LINVILLE**

**Hearing Date:** June 14, 2021 **Case Number:** SUBD-34565-2021

**Project Description/Location:** This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma's Driftwood Development, LLC, for approval of the final plat for the Driftwood Ranch Unit No. 2 Subdivision. This subdivision will contain approximately 30 acres, and is proposed to be divided into 87 residential lots, ranging in size from 8,699 square feet to 24,469 square feet. The property is located at the southeast corner of S. Avenue 5½E and E. 44<sup>th</sup> Street, Yuma, AZ.

	Existing Zoning	Existing Land Use	Designated Land Use
<b>Site</b>	Low Density Residential (R-1-12 and R-1-8)	Undeveloped	Low Density Residential
<b>North</b>	Agriculture	Yuma County Public Works	Public/Quasi Public
<b>South</b>	Yuma County (Suburban Site Built (SSB-2); Rural Area (RA-10)); Low Density Residential (R-1-8)	Single-Family Residence(s)/ Undeveloped/ Agriculture	Rural Density Residential/ Low Density Residential
<b>East</b>	Low Density Residential (R-1-8)	Driftwood Ranch Unit No. 1	Low Density Residential
<b>West</b>	Yuma County (Suburban Ranch (SR-2); Suburban Site Built (SSB-2))	Single-Family Residence(s)/ Undeveloped	Rural Density Residential

**Location Map**



**Prior site actions:** General Plan Amendment: Res. R2014-06 (Rural Density Residential to Low Density Residential); Pre-Annexation Agreement: Res. R2017-035 (January 22, 2018); Annexation: Ord. O2018-012 (April 4, 2018); Rezone: O2018-024 (AG to R-1-12 and R-1-8); Subdivision: Driftwood Ranch Unit No. 1 and 2 Subdivision Preliminary Plat (June 25, 2018)

**Staff Recommendation:** Staff recommends **APPROVAL** of the final plat for the Driftwood Ranch Unit No. 2 Subdivision, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Final Plat SUBD-34565-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the final plat, the Planning and Zoning Commission is authorizing the design of Driftwood Ranch Unit No. 2 Subdivision, located at southeast corner of S. Avenue 5½E and E. 44<sup>th</sup> Street, subject to the conditions of the rezone, the preliminary plat and the conditions outlined in Attachment A, and affirmatively finds that the request substantially conforms to the approved preliminary plat, is in conformance with the City of Yuma Subdivision Code and General Plan and is compatible with surrounding land uses.

**Staff Analysis:** The subject area is located at the southeast corner of S. Avenue 5½E and E. 44<sup>th</sup> Street. The subject area has historically been used for agricultural purposes. The 30 acres are bounded by large-lot residential development to the west and south, phase one of the Driftwood Subdivision to the east, and the Yuma County Public Works operation bounds the subject property to the north.

In 2005, the property owner/developer petitioned to have these subject properties annexed for development. During the 2005 City Council Meeting for the annexation request, public comments were provided by neighboring property owners in opposition. A brief summary of the comments are as follows:

- A new residential subdivision may result in the widening of Avenue 5½E, which translates into the loss of private property from the neighboring properties;
- Development will further increase traffic;
- The proposed new development will disturb the rural lifestyle already established;
- Potential decrease in property values; and
- Removal of agriculture lands will remove a much needed buffer.

Partly convinced by the neighbors' concerns, the City Council tabled the annexation indefinitely. Almost immediately thereafter, the national and local housing market took a downward turn.

In late 2013/early 2014, the housing market began to show signs of recovery. A general plan amendment was submitted by the developer requesting to alter the land use designation from rural density residential to low density residential. At the time of this land use designation request, the proposed development area was still located within the jurisdiction of Yuma County. The 2014 land use amendment proposed to

increase the potential housing density from 45 residences to 441 residences. During this process, Staff received a number of public comments from neighboring property owners concerned with the potential increase in density. The developer's request for a change in land use from rural density to low density was approved by City Council on February 19, 2014.

Following the approval of the General Plan amendment, the City of Yuma and the developer began negotiating and drafting a pre-annexation development agreement which would outline the requirements for development following a successful annexation. The requirements discussed within the agreement include: development standards, right-of-way dedications, traffic mitigation and rezoning of the subject parcels. The pre-annexation development agreement for the development of the subject properties was finalized on January 22, 2018.

Following the finalization of the pre-annexation development agreement, the developer revived the petition to annex the subject properties into the City of Yuma. A public hearing was held on February 21, 2018 in which several neighbors were in attendance. These neighboring property owners once again voiced concern about the potential impacts of the proposed development. A brief summary of these comments are as follows:

- Concerned with potential density increase that this development will allow;
- Subsequent population increase;
- Negatively affect the current rural "way of life" for neighboring properties;
- Potential increase in traffic along S. Avenue 5 ½ E;
- Proposed development may decrease the property values of the surrounding properties which are developed as rural ranchettes; and
- Would recommend a larger buffer along S. Avenue 5 ½ E.

While Council considered and appreciated the public input from the surrounding property owners, the annexation request was adopted on April 4, 2018.

Following the petition for annexation, the developer submitted a request to rezone the properties as detailed within the pre-annexation agreement. That agreement states that the western perimeter of the development shall be rezoned under the Low Density (R-1-12) zoning designation, while the balance of the properties shall be zoned Low Density (R-1-8). In addition to typical development standards, those properties which are to be rezoned R-1-12 will require an increased rear/side yard setback of 50 feet.

The agreed-upon increase in lot size and the additional rear/side setbacks for the perimeter properties serves as a buffer between the proposed development and the neighboring, large lot developments. The buffer is intended to maximize the compatibility of the new residential development with the form, scale, and visual character of neighboring properties in the vicinity. Additionally City staff and the developer are working closely to ensure that the required 50 foot setback buffer be maintained on the agreed upon perimeter lots.

On June 25, 2018, the Planning and Zoning Commission approved the developer's request for the preliminary plat. The preliminary plat identified 227 single-family lots

and a site for a future elementary school. The school district completed the school development in time for the Fall 2019 school year.

With this request, the developer is requesting approval of the final plat for phase two of development. Phase one of the development included 140 single-family lots as well as the school site. This request, phase two, is designed to provide housing for 87 additional units.

The developer has submitted the petition for a formation of a Municipal Improvement District (MID) which has been established and will provide long-term maintenance for all existing/future subdivision landscaping.

In addition for the need of subdivision landscaping, the developer will be required to install a street tree on each residential lot as required within the zoning code. While the developer will be required to install these street trees, it will be the responsibility of the homeowner to maintain.

**1. Does the subdivision comply with the zoning code and the zoning district development standards?**

Yes. The final plat meets the dimensional standards and development standards for the Low Density Residential (R-1-12) and Low Density Residential (R-1-8).

**2. Does the subdivision comply with the subdivision code requirements?**

Standard	Subdivision						Conforms			
Lot Size	Minimum:	8,699 SF		Maximum:	24,469 SF		Yes	X	No	
Lot Depth	Minimum:	100 FT		Maximum:	168 FT		Yes	X	No	
Lot Width/Frontage	Minimum:	60 FT		Maximum:	213 FT		Yes	X	No	
Setbacks	Front:	20 FT	Rear:	20-50 FT	Side:	7-50 FT	Yes	X	No	
District Size	30	Acres					Yes	X	No	
Density	2.9	Dwelling units per acre					Yes	X	No	
Issues:										
Requirements		Conforms								
General Principles		Yes	X	No		N/A				
Streets		Conforms								
Circulation		Yes	X	No		N/A				
Arterial Streets		Yes		No		N/A	X			
Existing Streets		Yes	X	No		N/A				
Cul-de-sacs		Yes	X	No		N/A				
Half Streets		Yes		No		N/A	X			
Stub Streets		Yes		No		N/A	X			
Intersections		Yes		No		N/A	X			
Easements		Yes	X	No		N/A				
Dimensional Standards		Yes	X	No		N/A				
Issues: None										
Blocks		Conforms								
Length		Yes	X	No		N/A				
Irregular Shape		Yes	X	No		N/A				

Orientation to Arterials	Yes		No		N/A	X	
Business or Industrial	Yes		No		N/A	X	
Issues: None							
<b>Lots</b>	<u>Conforms</u>						
Minimum Width	Yes	X	No		N/A		
Length and Width Ratio	Yes	X	No		N/A		
Fronting on Arterials	Yes		No		N/A	X	
Double Frontage	Yes		No		N/A	X	
Side Lot Lines	Yes	X	No		N/A		
Corner Lots	Yes	X	No		N/A		
Building Sites	Yes	X	No		N/A		
Street Frontage	Yes	X	No		N/A		
Issues: Lots which are zoned Low Density Residential (R-1-12) shall maintain a 50 foot side and/or rear setback as required of the Pre-Annexation Development Agreement (R2017-035).							

### 3. Does the subdivision comply with the elements, plans and policies of the General Plan?

<b>Land Use Element:</b>									
Land Use Designation:				Low Density Residential					
Issues:				None					
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X	
Historic Buildings on Site:		Yes		No	X				
<b>Transportation Element:</b>									
<b><u>FACILITY PLANS</u></b>									
TRANSPORTATION MASTER PLAN		<b>Planned</b>		<b>Existing</b>		<b>Gateway</b>	<b>Scenic</b>	<b>Hazard</b>	<b>Truck</b>
44 <sup>th</sup> Street – Local Street		29 FT H/W ROW		0 FT H/W ROW					
Avenue 5½E – Local Street		29 FT H/W ROW		0 FT H/W ROW					
Bicycle Facilities Master Plan		Avenue 6E Bike Lane							
YCAT Transit System		N/A							
Issues:		None							
<b>Parks, Recreation and Open Space Element:</b>									
Parks and Recreation Facility Plan									
Neighborhood Park:		Existing: Ocotillo Park				Future: Ocotillo Park			
Community Park:		Existing: None				Future: South Mesa Community Park			
Linear Park:		Existing: None				Future: "A" Canal Linear Park			
Issues:		None							
<b>Housing Element:</b>									
Special Need Household:		N/A							
Issues:		None							
<b>Redevelopment Element:</b>									
Planned Redevelopment Area:		N/A							

Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X	
Conforms:	Yes		No		N/A		
<b>Conservation, Energy &amp; Environmental Element:</b>							
Impact on Air or Water Resources	Yes		No	X			
Renewable Energy Source	Yes		No	X			
Issues:	None						
<b>Public Services Element:</b>							
<u>Population Impacts</u> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	<b>Dwellings &amp; Type</b>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>
	<i>Single Family</i>						
	Proposed	Per Unit		Officers	GPD	AF	GPD
	87	2.8	244	0.46	73,080	81.9	24,360
Fire Facilities Plan:		Existing: Fire Station No. 5			Future: Fire Station No. 7		
Water Facility Plan:	Source:	City	X	Private	Connection	10" PVC (E. 44 <sup>th</sup> Street); 12" PVC (S. Avenue 6 E)	
Sewer Facility Plan:	Treatment:	City	X	Septic	Private	Connection: 18" PVC (S. Avenue 6 E)	
Issues:	None						
<b>Safety Element:</b>							
Flood Plain Designation:	Flood Zone X		Liquefaction Hazard Area:			Yes	No X
Issues:	None						
<b>Growth Area Element:</b>							
Growth Area:	Araby Rd & Interstate 8		Arizona Ave & 16 <sup>th</sup> St		Avenue B & 32 <sup>nd</sup> St.		
	North End	Pacific Ave & 8 <sup>th</sup> St	Estancia	None	X		
Issues:	None						

**4. Does the subdivision comply with the conditions of the rezoning?**

Yes. The final plat meets the dimensional standards and development standards for the Low Density Residential (R-1-12) and Low Density Residential (R-1-8). In addition the proposed layout meets the requirements as set forth in the agreed-upon pre-annexation development agreement.

**5. Does the subdivision comply with the conditions of the preliminary plat?**

Yes. The proposed final plat complies with the conditions of the preliminary plat approval.

**6. Is the final plat consistent with the preliminary plat that was approved?**

Yes.

**Public Comments Received:** None Received.

**External Agency Comments:** None Received.

**Neighborhood Meeting**

No Meeting Required.

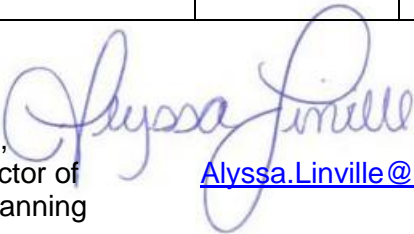
**Comments:****Proposed conditions delivered to applicant on:** June 7, 2021**Final staff report delivered to applicant on:** June 8, 2021

- ☐ Applicant agreed with all of the conditions of approval on: (enter date)  
☐ Applicant did not agree with the following conditions of approval: (list #'s)  
☒ Waiting on response from applicant.

**Attachments**

A	B	C	D	E	F	I
Final Plat Conditions of Approval	Final Plat Map	Preliminary Plat Map	Rezone Conditions	Preliminary Plat Conditions	Agency Notifications	Aerial Photo

**Prepared By:**  
Alyssa Linville,  
Assistant Director of  
Community Planning



**Date:** June 7, 2021  
[Alyssa.Linville@yumaaz.gov](mailto:Alyssa.Linville@yumaaz.gov) (928)373-5000, ext. 3037

**ATTACHMENT A  
FINAL PLAT  
CONDITIONS OF APPROVAL**

The following conditions of approval have been determined to have a reasonable nexus to the requested subdivision application and are roughly proportionate to the impacts associated with the subdivision and expected development on the property.

**Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:**

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**City Attorney Comments: (928) 373-5058:**

3. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
4. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
  - a. pay to cross the easement to reach any structure on the lot;
  - b. prevent the utilities from providing service to any structure on a lot; or
  - c. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
5. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.

**Engineering Comments: Andrew McGarvie, Engineering Manager (928)373-5000, x 3044:**

6. All exterior subdivision fencing shall be constructed of masonry. Access gates, whether vehicular or pedestrian, shall not be permitted along the exterior masonry fencing for the subdivision phase, including fencing along Avenue 5½E and 44<sup>th</sup> Street. Such fencing can be removed during the construction of pools, in order to access utility or drainage easements, or during other residential construction; however, such masonry fencing and adjacent landscaping will need to be replaced accordingly.

**Fire Department: Kayla Holiman, Fire Marshall, (928)373-4865:**

7. Provide and maintain adequate paved primary and secondary fire department access. Hydrant spacing per City Standards.

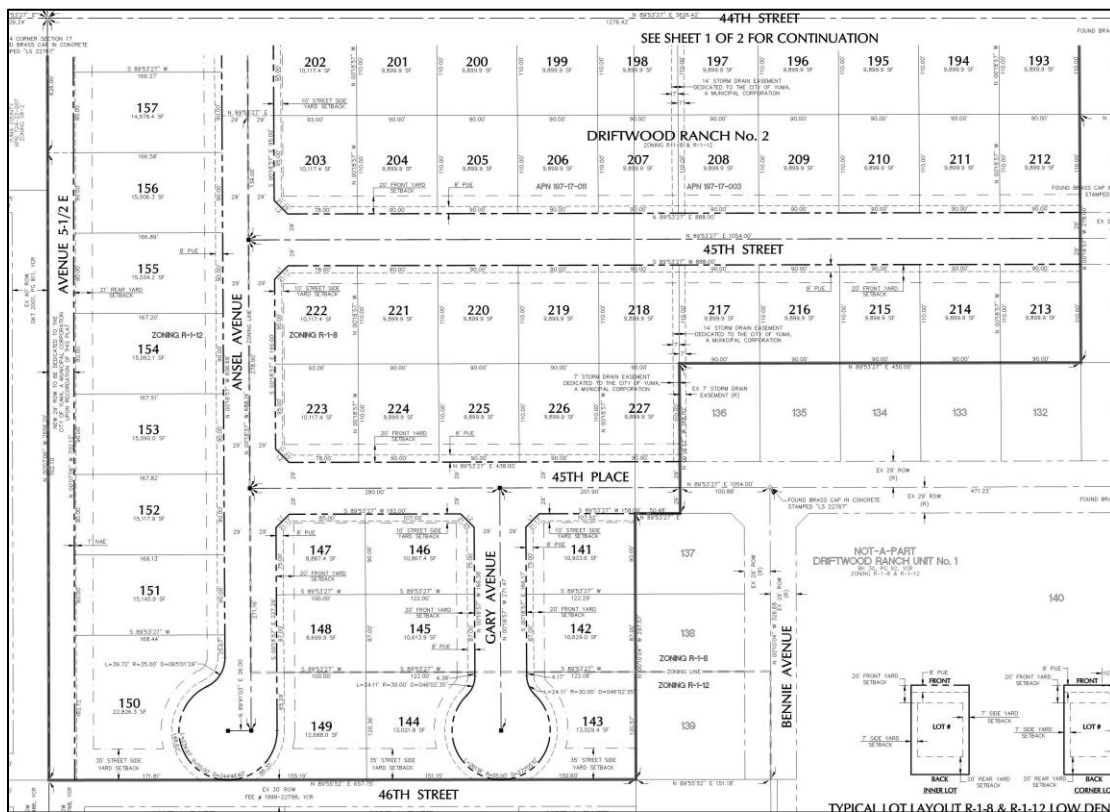
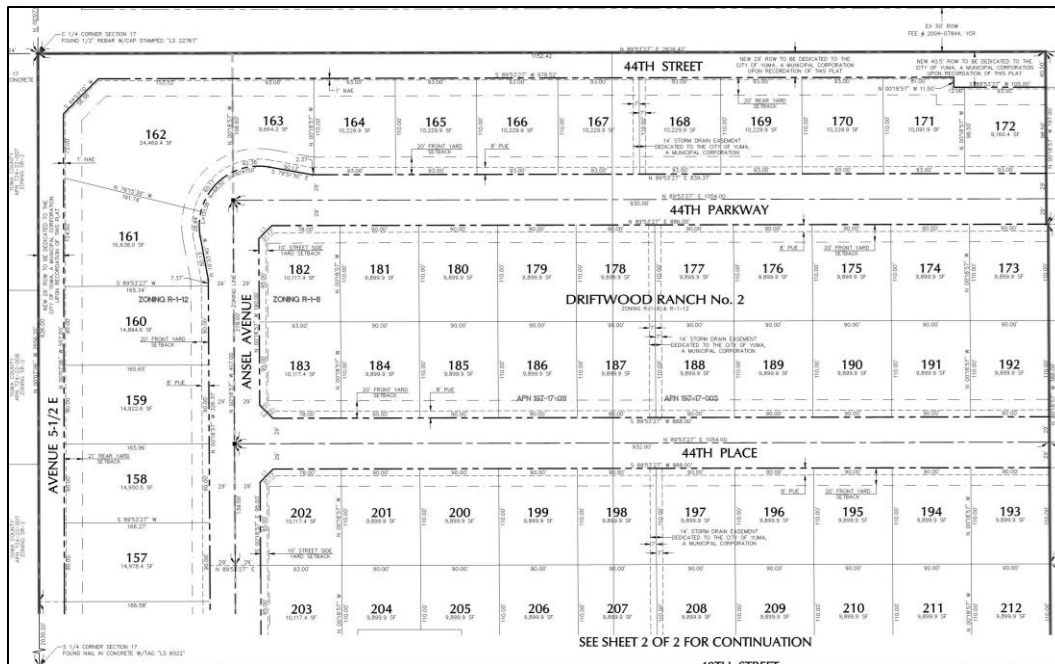


**Community Planning Conditions: Alyssa Linville, Assistant Director, Community Development (928) 373-5000, ext. 3037:**

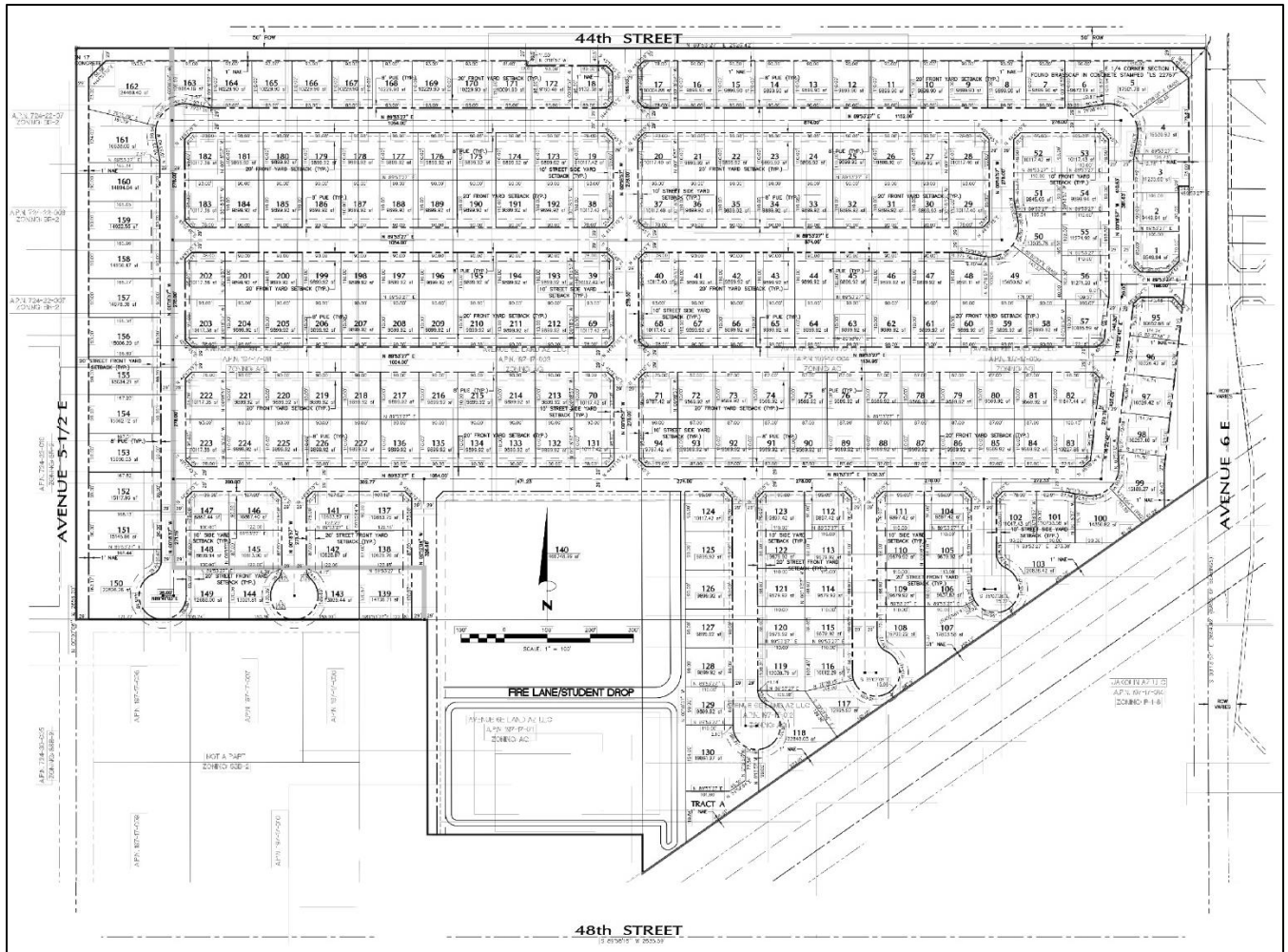
8. A time frame of build-out for the subdivision shall be submitted to the Yuma School District to enable the districts to adequately plan for future school facilities.
9. An 8 ½" X 11" paper copy of this subdivision plat, showing the location of the group mailboxes and signed as APPROVED by the local Yuma Postmaster, shall be submitted to the City within sixty (60) calendar days of the effective date of approval of the subdivision final plat and prior to the issuance of any building permit. In the event this condition is not completed within this time frame, the approval of the plat is null and void.
10. The following lots within the Driftwood Ranch Unit No. 2 Subdivision are permitted to deviate from typical setback requirements as required of the zoning district: lots 143, 144, 163 and 172. The final plat shall indicate that these lots are subject to possible setback deviations.
11. After the final plat has been approved by City Council, the applicant/developer shall have two years to record the approved plat, or the final plat approval shall be null and void.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B FINAL PLAT MAP



ATTACHMENT C  
PRELIMINARY PLAT MAP



**ATTACHMENT D**  
**REZONE CONDITIONS**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized "Waiver of Claims under the Private Property Rights Protection Act." The Waiver shall be submitted prior to the issuance of any building permit, Certificate of Occupancy, or City of Yuma Business License for this property.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. All aspects of development shall be in accordance with the approved Pre-Annexation Agreement, Resolution R2017-035 (Fee No. 2018-01671).
5. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**ATTACHMENT E**  
**PRELIMINARY PLAT CONDITIONS**

1. The conditions are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.
4. The rights-of-way must be dedicated free and clear to the City, and all easements in the right-of-way must be vacated unless the easement is specifically presented to the City, and the City specifically approves its acceptance. Approval of the plat is not approval of an easement in the right-of-way.
5. Any easements on other property in the subdivision must be vacated to the extent that they would require a utility, licensed cable operator, or other licensed or franchised communications system (collectively, the "utilities") to:
  - d. pay to cross the easement to reach any structure on the lot;
  - e. prevent the utilities from providing service to any structure on a lot; or
  - f. effectively prevent any entity authorized to place facilities in a utility easement from using the easements or accessing potential customers passed by the easement.
6. Approval of the plat does not authorize the maintenance or installation of any facility in the rights of way, whether or not contemplated by the plat, without a license, franchise, or similar authorization issued by the City.
7. All aspects of development shall be in accordance with the approved Pre-Annexation Agreement, Resolution R2017-035 (Fee No. 2018-01671).
8. No setback deviations will be granted within the 50 foot side and/or rear yard setback for those lots which have been specifically identified within the Pre-Annexation Development Agreement.
9. The Owner/Developer shall be required to establish a Municipal Improvement District (MID) prior to the recording of a final plat.
10. The Owner shall submit a final plat within one (1) year of Preliminary Plat approval. Should a Final Plat not be submitted within one (1) year of the effective date of approval of the Preliminary Plat, the approval of this Preliminary Plat shall be null and void, unless the conditions are contained in an executed Pre-development Agreement.

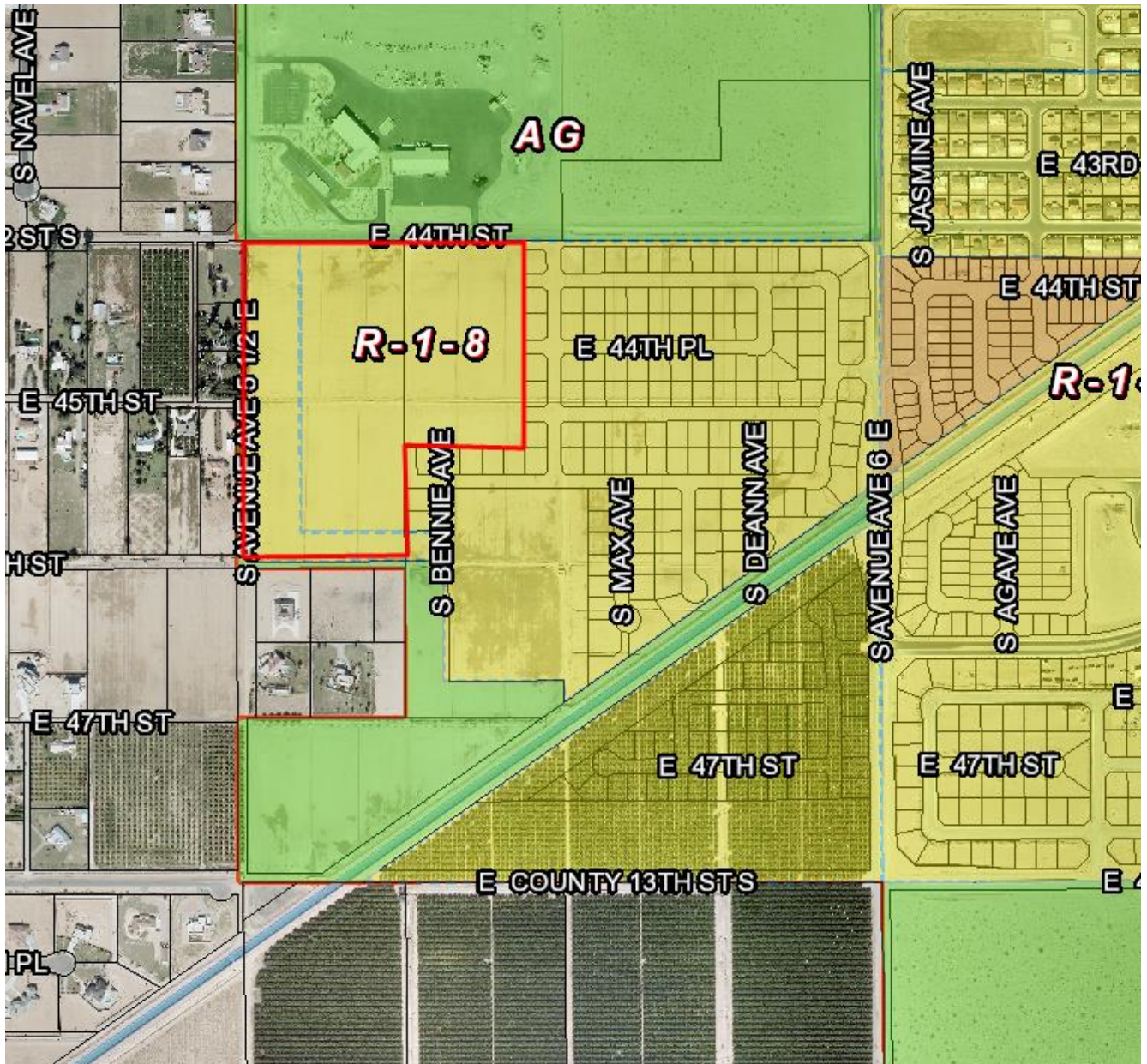
**ATTACHMENT F**  
**AGENCY NOTIFICATIONS**

- **Legal Ad Published: The Sun** (05/21/2021)
- **300' Vicinity Mailing:** (04/26/2021)
- **34 Commenting/Reviewing Agencies noticed:** (04/29/2021)
- **Site Posted on:** (06/07/2021)
- **Neighborhood Meeting:** (N/A)
- **Hearing Date:** (06/14/2021)
- **Comments due:** (05/10/2021)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	04/29/2021	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	04/29/2021	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	Yes	04/29/2021	X		
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	05/03/2021	X		
Yuma Irrigation District	NR				
Arizona Game and Fish	Yes	04/30/2021	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	04/29/2021		X	
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	04/29/2021	X		
Utilities	NR				
Public Works	NR				
Streets	NR				



ATTACHMENT G  
AERIAL PHOTO





**STAFF REPORT TO THE PLANNING & ZONING COMMISSION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – CONDITIONAL USE PERMIT  
CASE PLANNER: CHAD BROWN**

**Hearing Date:** June 14, 2021

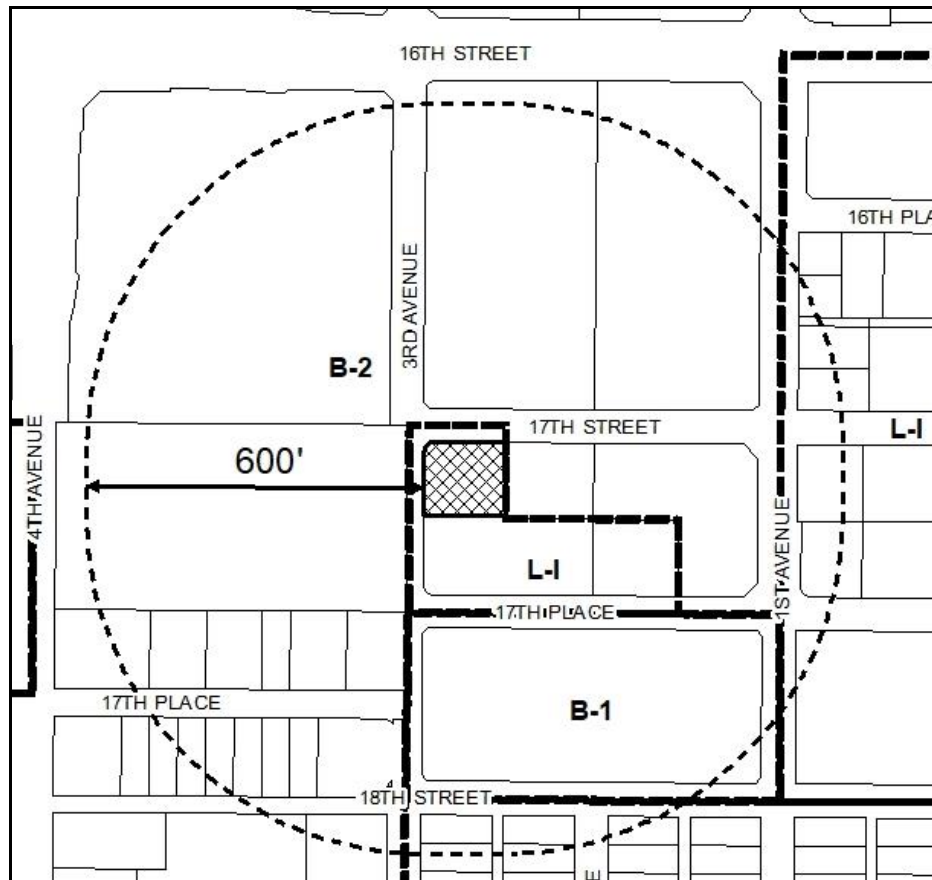
**Case Number:** CUP-34403-2021

**Project Description/Location:**

This is a request by Core Engineering Group, on behalf of Maha LLC and Jim Smith, for a Conditional Use Permit to allow an industrial use (commercial sales in light industrial) within 600' of residential in the Light Industrial/Infill Overlay (L-I/IO) District, on the property located at 299 W. 17<sup>th</sup> St., Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Light Industrial (L-I)	Proposed tile business	Mixed Use
<b>North</b>	General Commercial (B-2)	Vacant Lot	Commercial
<b>South</b>	Light Industrial (L-I)	La Resaca (Restaurant)	Mixed Use
<b>East</b>	General Commercial (B-2)	Multi-Unit Commercial	Mixed Use
<b>West</b>	General Commercial (B-2)	99 Cent Store	Commercial

**Location Map:**





**Prior site actions:** Annexation: Ordinance No. 672 (July 21, 1956).

**Staff Recommendation:** Staff recommends **APPROVAL** of the Conditional Use Permit to allow an industrial use (commercial sales in light industrial) within 600' of residential in the Light Industrial/Infill Overlay (L-I/O) District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** Conditional Use Permit CUP-34403-2018 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the Conditional Use Permit, the Planning and Zoning Commission is authorizing the request by Core Engineering Group to allow an industrial use (commercial sales in light industrial) within 600' of residential for the property located at 299 W. 17 St. subject to the conditions outlined in Attachment A, and affirmatively finds that the seven Conditional Use Permit criteria set forth in Section 154-03.05(G)(2) of the City of Yuma Zoning Code have been met.

**Staff Analysis:** The subject property is located at 299 W. 17<sup>th</sup> Street, and is in the Light Industrial/Infill Overlay (L-I/O) District. The 18,894 square foot lot was annexed into the City of Yuma on July 21, 1956. The lot features a 4,310 square foot building, a fenced storage yard, and paved parking in the front of the building.

This Conditional Use Permit (CUP) request is to legalize an industrial use within 600' of a residential use, specifically a tile sales business. The applicant moved into the property and opened business before applying for the CUP, and this process is to bring the existing business into conformance with the code. There is also a non-compliant car sales business functioning out of the property with signage, however the applicant has stated that business will be moving out.

The subject property features a 4,310 square foot building. This building is separated into two spaces, a 1,650 square foot showroom, and a 2,660 square foot warehouse. The City of Yuma zoning code requires one parking space per 1,500 square feet of gross floor area of warehousing, and one parking space for each 400 square feet of gross floor area of commercial retail space. The showroom would require five spaces and the warehouse would require two spaces. The proposed project would need a total of 7 paved parking spaces, and the site features 14 parking spaces.

The proposed business is expected to be open Monday through Friday 9:00 AM to 6:00 PM, and Saturday 10:00 AM to 5:00 PM. The subject property is almost 300 feet from the nearest residential use and surrounded by general commercial uses.

**1. What are the impacts of the proposed conditional use on neighboring properties and what conditions are being proposed to resolve those impacts?**

SPECIFIC IMPACT AREA		ISSUE	CONDITION #
A.	Traffic	Traffic should be minimal; the site will have room for a few customers and 2-3 employees.	#1
B.	Parking	The proposed use requires 7 parking spaces; there is adequate paved parking available.	#1
C.	Lighting	The site will have to be designed with “dark sky” compatible down lighting with a maximum 3000 kelvin LED lights; lights shall not impact residential neighbors.	#5
D.	Hours of Operation	The hours of operation will be Monday through Friday 9:00 am to 6:00 pm, and Saturday 10:00 AM to 5:00 PM.	#6
E.	Indoor/Outdoor Activities	N/A	N/A
F.	Noise	N/A	N/A
G.	Air Quality	N/A	N/A
H.	Hazardous Materials	All barbed wire fencing must be removed.	#7
I.	Crime Prevention (CPTED)	N/A	N/A
J.	Other	N/A	N/A

**2. Does the site plan comply with the requirements of the zoning code?**

Yes. The site plan and required improvements will comply with the Zoning Code.

**3. Does the proposed use and site plan comply with Transportation Element requirements?**

Yes.

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
W. 17th St. – Local Street	29 FT H/W ROW	30 FT H/W ROW				
S. 3 <sup>rd</sup> Ave. – Local Street	29 FT H/W ROW	30 FT H/W ROW				
Bicycle Facilities Master Plan	N/A					
YCAT Transit System	N/A					
Issues:	N/A					

**4. Does the proposed conditional use conform to all prior City Council actions for this site?**

Yes.

**5. Can the P&Z Commission answer the following questions affirmatively?**

**(1) Is the Planning and Zoning Commission, or the City Council, authorized under the zoning code to grant the conditional use permit described in the application?**

Yes. The Planning and Zoning Commission has the authority to review and approve this request per section 154-09-02 (F)(1)(d), in which a CUP is required for any industrial use or building within 600 feet of a residential zoning district or residential use.

**(2) Will the establishment, maintenance, and/or operation of the requested conditional use, under the circumstances of the particular case, not be detrimental to the health, safety; peace, morals, comfort, or general welfare of persons residing, or working, in the vicinity or such proposed use, or be detrimental, or injurious, to the value of property in the vicinity, or to the general welfare of the city?**

Yes. The proposed use will not be detrimental to the health, safety, and general welfare of persons residing, or working in the vicinity.

**(3) Are the provisions for ingress, egress, and traffic circulation, and adjacent public streets adequate to meet the needs of the requested conditional use?**

Yes. Existing access is along W. 17<sup>th</sup> St. and there is no intention to modify the existing circulation on-site.

**(4) Are the provisions for building(s) and parking facility setbacks adequate to provide a transition from, and protection to, existing and contemplated residential development?**

Yes. The neighborhood has been a combination of businesses/industrial uses and residential uses. There is not a residence directly adjacent to the property, nor is there any intent for future residential development to occur adjacent to the subject property; therefore there is adequate transition from existing residential uses

**(5) Are the height and bulk of the proposed buildings, and structures, compatible with the general character of development in the vicinity of the requested conditional use?**

Yes. The current bulk and height of the existing buildings are consistent with the surrounding development.

**(6) Have provisions been made to attenuate noise levels and provide for adequate site, and security lighting?**

Yes. The site will provide the necessary means to meet requirements regarding noise level reduction and site lighting for security purposes, required of new development proposals.

(7) Has the site plan for the proposed conditional use, including, but not limited to landscaping, fencing, and screen walls and/or planting, CPTED strategies (Crime Prevention Through Environmental Design), and anti-graffiti strategies been adequately provided to achieve compatibility with adjoining areas?

Yes. The proposed use is consistent with the Crime Prevention through Environmental Design (CPTED) principles for visual surveillance.

**Agency Comments:** See Attachment D.

**Neighborhood Meeting Comments:** Due to the impacts of COVID-19, no neighborhood meeting was held.

**Discussions with Applicant/Agent:** May 13, 2021

**Proposed conditions delivered to applicant on:** June 4, 2021

**Final staff report delivered to applicant on:** June 4, 2021

☒ Applicant agreed with all of the conditions of approval on: June 4, 2021

**ATTACHMENTS:**

A	B	C	D	E	F
Conditions of Approval	Site Plan	Site Photos	Agency Notifications	Agency Comments	Aerial Photo

Prepared By:   
Chad Brown  
Associate Planner  
Chad.Brown@yumaaz.gov  
Date: 6/4/2021  
(928)373-5000, x 3038

Approved By:   
Alyssa Linville,  
Assistant Director Community Development  
Date: 06/03/2021

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions of approval are roughly proportionate to the impacts associated with the conditional use and expected development on the property.

**Community Development Comments: Alyssa Linville, Assistant Director, Community Development, (928) 373-5000, x 3037:**

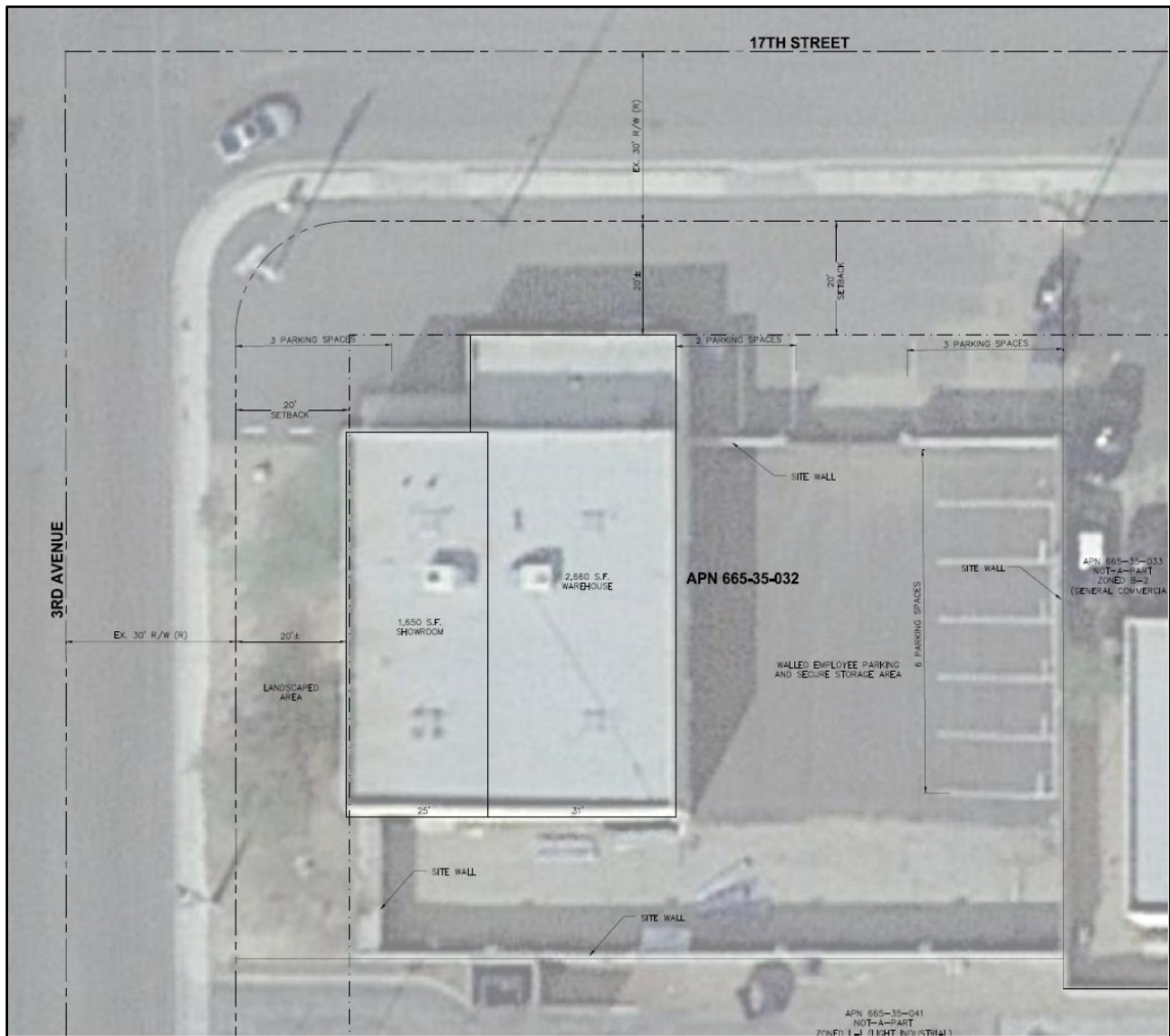
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning: Chad Brown, Associate Planner, (928) 373-5000 X 3038**

4. Any substantial modification to the overall site design as represented on the site plan will require a public hearing and be subject to the approval of the Planning and Zoning Commission. A substantial modification to the site plan would include, but not necessarily be limited to, the relocation of vehicular access, the modification of storm water retention or the relocation of a building or structure.
5. Outdoor lighting needs to be designed using "dark sky" compatible down lighting with a maximum 3000 kelvin LED Lights.
6. The hours of operation will be Monday through Friday 9:00 am to 6:00 pm, and 10:00 am to 5:00 pm on Saturdays.
7. All barbed wire fencing will be removed.
8. All signage and use for the non-conforming car sales business shall be removed.
9. The conditions listed above shall be completed within one (1) year of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within this time frame, the Conditional Use Permit shall be null and void.
10. In any case where a Conditional Use Permit has not been used within one year after the granting thereof, it shall be null and void.
11. Prior to the expiration date of the Conditional Use Permit, the applicant has the option to file for a one-year time extension.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B SITE PLAN





**ATTACHMENT C**  
**SITE PHOTOS**



**ATTACHMENT D**  
**AGENCY NOTIFICATIONS**

- Legal Ad Published: The Sun (5/21/21)
- 300' Vicinity Mailing: (4/26/21)
- 34 Commenting/Reviewing Agencies noticed: (4/29/21)
- Hearing Date: (6/14/21)
- Comments due: (5/10/21)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	4/29/	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	4/29/21	X		
Yuma County Planning & Zoning	YES	5/3/21	X		
Yuma County Assessor	YES	5/5/21	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	YES	5/3/21	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	4/29/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	4/29/21	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	4/29/21			X
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	4/29/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				



**ATTACHMENT E**  
**AGENCY COMMENTS**

CITY OF YUMA FIRE DEPARTMENT:

☐ Condition(s)

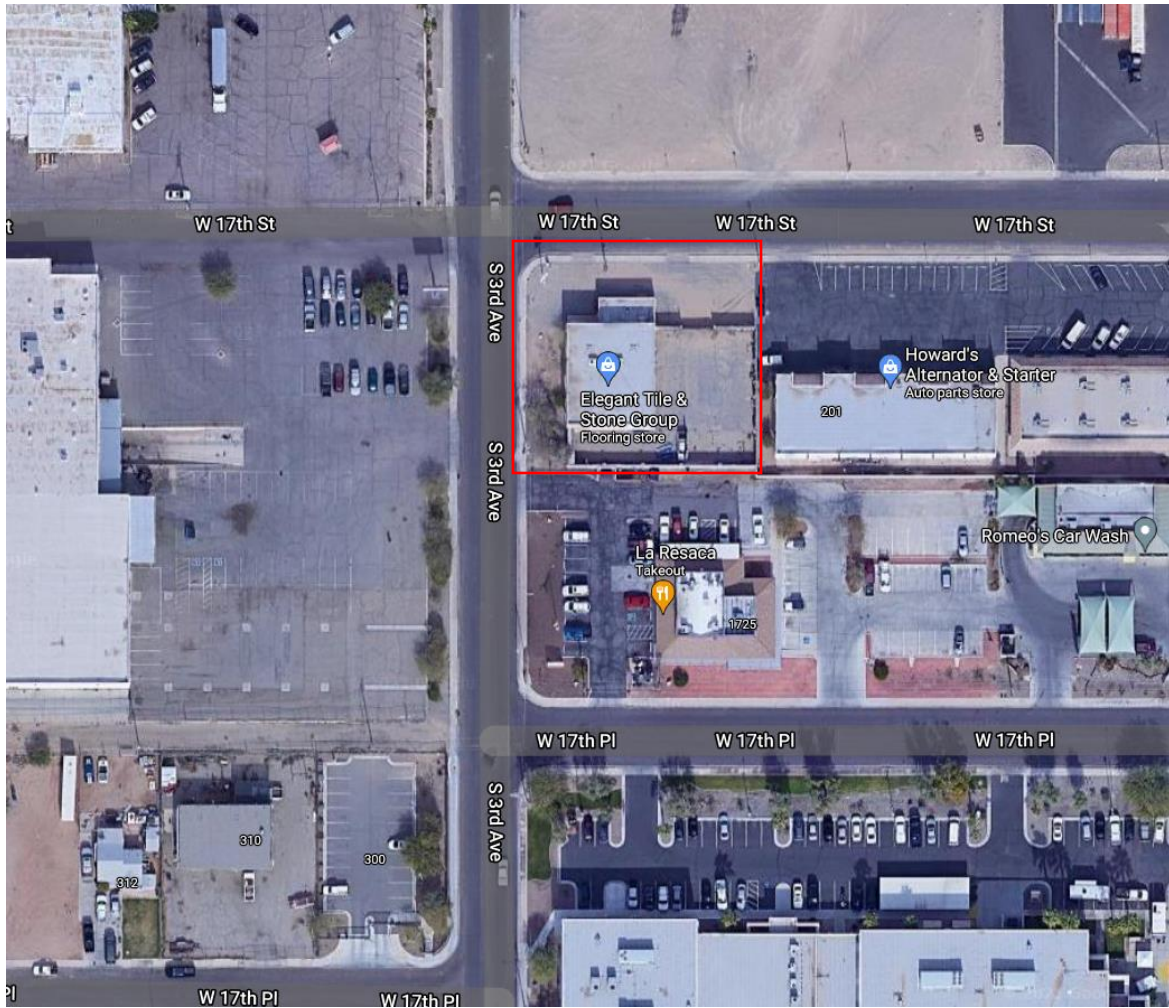
☐ No Condition(s)

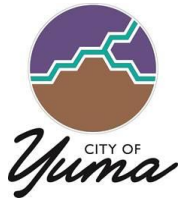
☒ Comment

Enter conditions here: **Must meet all applicable fire/life safety/building code requirements for use**

DATE:	4/29/21	NAME:	Kayla Franklin	TITLE:	Fire Marshal
CITY DEPT:	Fire				
PHONE:	928-373-4865				
RETURN TO:	Chad Brown				
	Chad.Brown@YumaAZ.gov				

**ATTACHMENT F**  
**AERIAL PHOTO**





**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – REZONE**  
**CASE PLANNER: AMELIA GRIFFIN**

**Hearing Date:** June 14, 2021

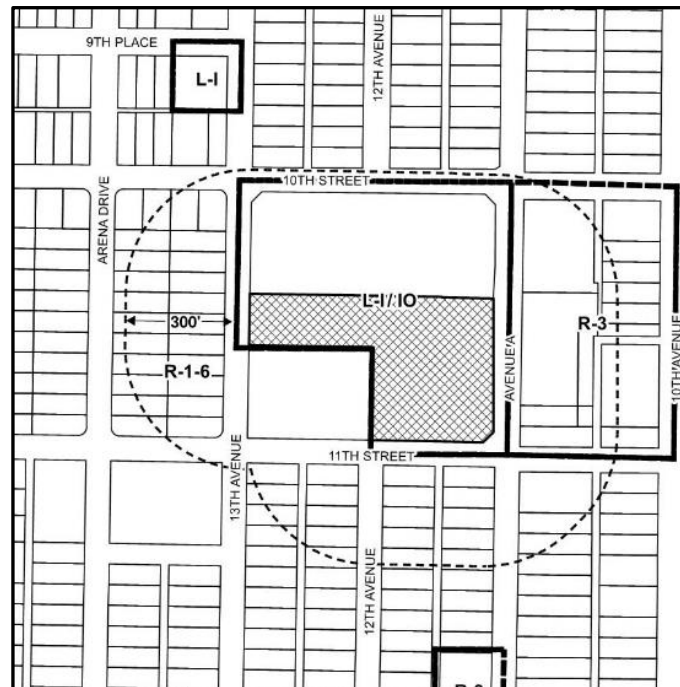
**Case Number:** ZONE-34804-2021

**Project Description/Location:**

This is a request by Core Engineering Group, PLLC, on behalf of Rogelio Sosa Palos and Ma Del Pilar Soto Martinez, to rezone approximately 3.13 acres from the Light Industrial (L-I) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District, for the property located at the northwest corner of Avenue A and 11<sup>th</sup> Street.

	Existing Zoning	Use(s) on-site	General Plan Designation
<b>Site</b>	Light Industrial/Infill Overlay (L-I/IO) District	Vacant	Medium Density Residential
<b>North</b>	Light Industrial/Infill Overlay (L-I/IO) District	Industrial Warehousing	Low Density Residential
<b>South</b>	Low Density Residential/Infill Overlay (R-1-6/IO) District	Single-family Residences	Low Density Residential
<b>East</b>	High Density Residential/Infill Overlay (R-3/IO) District	Church and Apartments	Low Density Residential
<b>West</b>	Low Density Residential/Infill Overlay (R-1-6/IO) District	Single-family Residences	Low Density Residential

**Location Map**



**Prior site actions:** Annexation: Ord. 740 (April 7, 1958); General Plan Amendment: R2016-018 (June 15, 2016); Subdivision: Sosa-Soto Lot Tie/Lot Split (February 11, 2020); Pre-Development Meeting: PDM-34506-2021 (April 1, 2021)

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Light Industrial (L-I) District to the Medium Density (R-2) District, while maintaining the existing Infill Overlay (IO) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-34084-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone approximately 3.13 acres from the Light Industrial (L-I) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District, for the property located at the northwest corner of Avenue A and 11<sup>th</sup> Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

**Staff Analysis:** The subject property is located at the northwest corner of the Avenue A and 11th Street. While currently undeveloped, the intended development for the subject area is a mix of a small lot single-family subdivision and townhomes.

Further specified in §154-07.01, the following are some of the development standards required of a development with the Medium Density Residential (R-2) District:

1. The maximum lot coverage in the Medium Density Residential (R-2) District shall not exceed 35% of the lot area;
2. A minimum front yard setback of 20 feet;
3. A minimum side yard setback of 7 feet;
4. A minimum rear yard setback of 10 feet; and
5. A maximum building height of 40 feet;

Additionally, the Infill Overlay (IO) District allows flexibility of design standards such as reduced setbacks and an increase of lot coverage.

The potential residential development could contain between 16 and 42 residential units based on the density limitation outlined in the General Plan. The request to rezone the property from the Light Industrial (L-I) District to the Medium Density Residential (R-2) District, while maintaining the existing Infill Overlay (IO) District is in conformance with the Land Use Element of the General Plan.

## 1. Does the proposed zoning district conform to the Land Use Element?

Land Use Element:	
Land Use Designation:	Medium Density Residential
Issues:	None

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Historic Buildings on Site:	Yes		No	X				

## 2. Are there any dedications or property easements identified by the Transportation Element?

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
Avenue A – Minor Arterial	40' H/W	44' H/W				X
11 <sup>th</sup> Street – Local Street	29' H/W	30' H/W				
13 <sup>th</sup> Avenue – Local Street	29' H/W	30' H/W				
Bicycle Facilities Master Plan	None					
YCAT Transit System	Avenue A – Purple Route 6A					
Issues:	None					

## 3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?

<b>Parks, Recreation and Open Space Element:</b>																																										
Parks and Recreation Facility Plan																																										
Neighborhood Park:	Existing: Netwest Park					Future: Netwest Park																																				
Community Park:	Existing: Carver Park					Future: Carver Park																																				
Linear Park:	Existing: East Main Canal					Future: East Main Canal																																				
Issues:	None																																									
<b>Housing Element:</b>																																										
Special Need Household:	N/A																																									
Issues:	None																																									
<b>Redevelopment Element:</b>																																										
Planned Redevelopment Area:	South Avenues																																									
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X																																				
Conforms:	Yes		No																																							
<b>Conservation, Energy &amp; Environmental Element:</b>																																										
Impact on Air or Water Resources	Yes		No	X																																						
Renewable Energy Source	Yes		No	X																																						
Issues:	None																																									
<b>Public Services Element:</b>																																										
<b>Population Impacts</b> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person			<table border="1"> <thead> <tr> <th colspan="2">Dwellings &amp; Type</th> <th rowspan="2">Projected Population</th> <th rowspan="2">Police Impact</th> <th colspan="2">Water Consumption</th> <th rowspan="2">Wastewater Generation</th> </tr> <tr> <th>Maximum</th> <th>Per Unit</th> <th>Officers</th> <th>GPD</th> <th>AF</th> </tr> </thead> <tbody> <tr> <td>42</td> <td>2.8</td> <td>118</td> <td>0.22</td> <td>35,280</td> <td>39.5</td> <td>11,760</td> </tr> <tr> <td colspan="2">Minimum</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>16</td> <td>2.8</td> <td>45</td> <td>0.08</td> <td>13,440</td> <td>15.1</td> <td>4,480</td> </tr> </tbody> </table>							Dwellings & Type		Projected Population	Police Impact	Water Consumption		Wastewater Generation	Maximum	Per Unit	Officers	GPD	AF	42	2.8	118	0.22	35,280	39.5	11,760	Minimum							16	2.8	45	0.08	13,440	15.1	4,480
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16	2.8	45	0.08	13,440	15.1	4,480																																				
Fire Facilities Plan:	Existing: Fire Station No. 1					Future: Fire Station No. 1																																				
Water Facility Plan:	Source:	City	X	Private		Connection:	Avenue A 12" Line																																			
Sewer Facility Plan:	Treatment:	City	X	Septic		Private	Connection:	13 <sup>th</sup> Avenue 18" Line																																		

Issues:	Water and Sewer lines will need to be extended to the property.									
<b>Safety Element:</b>										
Flood Plain Designation:	Zone X			Liquefaction Hazard Area:			Yes		No	X
Issues:	None									
<b>Growth Area Element:</b>										
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.			
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	X		
Issues:	None									

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes

**5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?**

Yes

**Public Comments Received:**

Name:	Charles Bub				Contact Information: (928) 723-9505						
Method of Contact:	Phone		FAX		Email		Letter		Other	X	In Person
Questions regarding the proposed development and hearing dates.											

**External Agency Comments:**

See Attachment.

**Neighborhood Meeting Comments:**

See Attachment.

**Proposed conditions delivered to applicant on:** June 2, 2021

**Final staff report delivered to applicant on:** June 3, 2021

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: June 2, 2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

## Attachments

A	B	C	D	E
Conditions of Approval	Agency Notifications	Agency Comments	Neighborhood Meeting Comments	Aerial Photo

**Prepared By:**  
Amelia Griffin  
Associate Planner



**Date:** 06/03/21

Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

**Approved By:**  
Alyssa Linville  
Assistant Director Community Development



**Date:** 06/03/2021



**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

**Community Development Comments: Alyssa Linville, Assistant Director Community Development, (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x3034**

3. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**



## ATTACHMENT B AGENCY NOTIFICATIONS

- **Legal Ad Published: The Sun** (05/21/21)
- **300' Vicinity Mailing:** (04/26/21)
- **34 Commenting/Reviewing Agencies noticed:** (04/29/21)
- **Site Posted on:** (06/07/21)
- **Neighborhood Meeting:** (05/06/21)
- **Hearing Date:** (06/14/21)
- **Comments due:** (05/10/21)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	04/29/21	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	04/29/21	X		
Yuma County Planning & Zoning	YES	05/10/21	X		
Yuma County Assessor	YES	05/05/21	X		
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	YES	04/29/21			X
Crane School District #13	NR				
A.D.O.T.	YES	05/03/21	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	04/29/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	05/03/21	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	04/29/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	04/29/21			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT C**  
**AGENCY COMMENTS**


Conditions of approval must be written in the form of a formal condition for use in staff's report. Your conditions will be used verbatim. If you also have a comment, please indicate below.

☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: MCAS Yuma has reviewed the case for APN 664-16-149 and has no objections to the rezoning from L-I to R-2. The subject parcel is located under a known flight path. If approved, it is requested that an Aviation Disclosure Statement be recorded that recognizes the noise, interference, or vibrations due to aviation operations that may occur at the nearby MCAS Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded disclosure to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE:	29 Apr 2021	NAME:	 Antonio Martinez	TITLE:	Community Liaison Specialist
CITY DEPT:	MCAS Yuma				
PHONE:	928-269-2103				
RETURN TO:	Amelia Griffin				
	Amelia.Griffin@YumaAZ.gov				

Is the intent for this property for H2A Visa housing? If so, I reiterate my concern about the amount of H2A Visa housing concentrated near neighborhood schools in Yuma's core. Company housing contributes to declining enrollment at neighborhood schools, a key piece of our city's infrastructure. It also results in minimal economic contribution to the local economy because the workers are only here part of the year, and they only buy bare essentials at local shops, sending a good deal of their earnings back to their families.

DATE:		NAME:	James Sheldahl	TITLE:	Superintendent
AGENCY:	Yuma School District #1				
PHONE:					
RETURN TO:	Amelia Griffin				
	Amelia.Griffin@YumaAZ.gov				

**ATTACHMENT D**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** May 6, 2021

**Location:** On-Site

**Attendees:** Kevin Burge, Yamen Al-Alou, Mohamad Al-Alou, and Amelia Griffin.

**THERE WERE NO ATTENDEES AT THE NEIGHBORHOOD MEETING.**

**ATTACHMENT E**  
**AERIAL PHOTO**







**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMUNITY PLANNING DIVISION**  
**CASE TYPE – REZONE**  
**CASE PLANNER: BOB BLEVINS**

**Hearing Date:** June 14, 2021

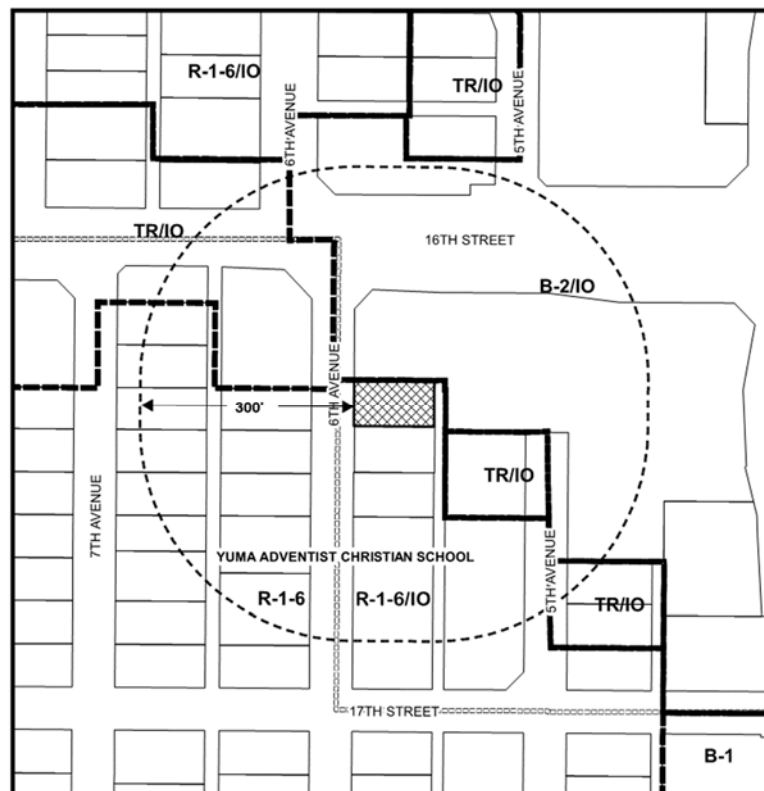
**Case Number:** ZONE-34686-2021

**Project Description/Location:**

This is a request by Dahl, Robins, and Associates, on behalf of Larry C. Fields and Kyle Marie O'Brien, to rezone approximately 7,500 sq. ft. from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, for the property located at 1639 S. 6<sup>th</sup> Avenue, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Low Density Residential / Infill Overlay (R-1-6/IO)	Single-family home	Low Density Residential
North	General Commercial / Infill Overlay (B-2/IO)	Vacant	Commercial
South	Low Density Residential / Infill Overlay (R-1-6/IO)	Single-family home	Low Density Residential
East	General Commercial / Infill Overlay (B-2/IO)	Vacant	Low Density Residential
West	Low Density Residential (R-1-6)	Single-family home	Low Density Residential

**Location Map**



**Prior site actions:** Annexation: #742 (04/22/1958); Subdivision: Orange Grove Subdivision (02/25/1948).

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-34686-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request from the Low Density Residential / Infill Overlay (R-1-6/IO) District to the General Commercial / Infill Overlay (B-2/IO) District, for the property located at 1639 S. 6<sup>th</sup> Avenue, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

**Staff Analysis:** The subject property is approximately 65 feet by 128.4 feet fronting on 6<sup>th</sup> Avenue with an unused alley behind the lot. There presently is a single-family home on the property built in 1953. To the north and east is vacant land.

The applicant states the purpose of the rezoning is:

“To augment the parcel to the north of the subject property for development purposes. The will help the development possibilities of that parcel that will ultimately improve the access and development of the development site a 16<sup>th</sup> Street and 4<sup>th</sup> Avenue.”

The General Commercial (B-2) District has a minimum parcel size of 12,000 square feet. This parcel is approximately 8,320 square feet. In such cases the zoning code requires these smaller parcels to be incorporated into a development plan / lot tie to avoid the need for future variances as this parcel will become part of a larger property. A condition of approval will be the requirement of a lot tie to alleviate any setback and development issues.

#### 1. Does the proposed zoning district conform to the Land Use Element?

Land Use Element:									
Land Use Designation:				Low Density Residential					
Issues:				Since parcel is small and adjacent to other B-2 zoning- no issues.					
Historic District:	Brinley Avenue			Century Heights		Main Street		None	X
Historic Buildings on Site:		Yes		No	X				

**2. Are there any dedications or property easements identified by the Transportation Element?**

No.

**FACILITY PLANS**

Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
6 <sup>th</sup> Avenue- Local Street	29 FT H/W ROW	30 FT H/W ROW	N/A	N/A	N/A	N/A
Bicycle Facilities Master Plan	None					
YCAT Transit System	Yellow Route- 4 <sup>th</sup> Avenue					
Issues:	None					

**3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?**

Yes.

**Parks, Recreation and Open Space Element:**

Parks and Recreation Facility Plan			
	Neighborhood Park:	Joe Henry Optimist Park	None proposed
	Community Park:	None existing	None proposed
	Linear Park:	None	None proposed
Issues:		None	

**Housing Element:**

Special Need Household:	N/A
Issues:	None

**Redevelopment Element:**

Planned Redevelopment Area:	Yuma North End Redevelopment Area					
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	
Conforms:	Yes	X	No			

**Conservation, Energy & Environmental Element:**

Impact on Air or Water Resources	Yes		No	X	
Renewable Energy Source	Yes		No	X	
Issues:	None				

**Public Services Element:**

<b>Population Impacts</b> Population projection per 2013-2017 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; Water Consumption: 300 gallons per day per person; Wastewater generation: 100 gallons per day per person	<b>Dwellings &amp; Type</b> <i>Non-residential</i>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>	
	Maximum	Per Unit		Officers	GPD	AF	GPD	
	0	0	0	0.00	0	0.0	0	
	Minimum							
	0	0	0	0.00	0	0.0	0	
<b>Fire Facilities Plan:</b> Fire Station #3								
<b>Water Facility Plan:</b>		<b>Source:</b>	City	X	Private		<b>Connection:</b> 4" Concrete pipe in alley.	
<b>Sewer Facility Plan:</b>		<b>Treatment:</b>	City	X	Septic		<b>Private</b>	<b>Connection:</b> 8" Vitrified clay pipe in alley.
<b>Issues:</b>		None						

**Safety Element:**

Flood Plain Designation:	Zone X	Liquefaction Hazard Area:	Yes		No	X
Issues:	None					

Growth Area Element:									
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St		Estancia		None	X	
Issues:	None								

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes

**5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?**

Yes

**Public Comments Received:**

Name:	Judy Phillips				Contact Information:	928-580-7417				
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
"I own next to it. I would like to live next to a house- not a parking lot."										

Name:	Ginger Rico				Contact Information:	928-343-1541				
Method of Contact:	Phone	X	FAX		Email		Letter		Other	
"Not happy about it. Too much commercial. More commercial businesses will bottle it up more at the intersection [4 <sup>th</sup> and 16 <sup>th</sup> ]. These things are done without thinking about how it affects us. Blinded by health care neon sign now, the light reflects into houses. We feel our voices are not heard and decisions are already made. Have lived here 40 years, time for us to get out."										

**External Agency Comments:**      None Received.

**Neighborhood Meeting Comments:**      No Meeting Required.

**Proposed conditions delivered to applicant on:**      May 13, 2021

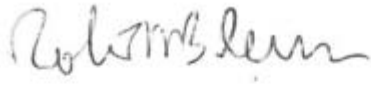
**Final staff report delivered to applicant on:**      May 31, 2021

<input checked="" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: May 13, 2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.



**Attachments**

<b>A</b>	<b>B</b>	<b>C</b>
Conditions of Approval	Agency Notifications	Aerial Photo

  
**Prepared By:**  
Robert M. Blevins  
Principal Planner

**Date:**

5/24/21

Robert.Blevins@yumaaz.gov (928)373-5189

  
**Approved By:**  
Alyssa Linville  
Assistant Director Community Development

**Date:**

06/24/2021

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

**Community Development Comments: Alyssa Linville, Assistant Director Community Development, (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189:**

4. A lot tie is to be completed to join the subject parcel to the adjacent commercially-zoned property.
5. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

## ATTACHMENT B AGENCY NOTIFICATIONS

- Legal Ad Published: The Sun (05/21/21)
- 300' Vicinity Mailing: (04/6/21)
- 34 Commenting/Reviewing Agencies noticed: (04/29/21)
- Hearing Date: (06/14/21)
- Comments due: (05/10/21)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	YES	04/29/21	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	YES	04/29/21	X		
Yuma County Planning & Zoning	YES	05/10/21	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Fish and Game	YES	04/29/21	X		
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	YES	04/29/21	X		
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	YES	04/29/21	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	YES	04/29/21	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

ATTACHMENT C  
AERIAL PHOTO

